



**AGENDA FOR THE  
ORDINARY MEETING OF  
SELWYN DISTRICT COUNCIL**

**TO BE HELD ON  
WEDNESDAY 23 JULY 2025  
COMMENCING AT 1PM**

## Council 23 July 2025 PUBLIC AGENDA

Attendees: Mayor Sam Broughton, Councillors, S N O H Epiha, L L Gliddon, D Hasson, M B Lyall, S G McInnes, G S F Miller, R H Mugford, E S Mundt & N C Reid & Ms M McKay

23 July 2025 01:00 PM

| Agenda Topic   | Page |
|--|------|
| Welcome  |      |
| <a href="#">Opening Karakia</a>  | 5    |
| <a href="#">Council Affirmation</a>  | 6    |
| Apologies  |      |
| 1. Identification of Extraordinary Business  |      |
| 2. Conflicts of Interest   |      |
| 3. Public Forum  |      |
| 3.1 Mr P Snell   |      |
| 4. Deputation - ECan Councillor Joe Davies - Christchurch Heavy Rail Transit                           |      |
| 5. Deputation - ECan Councillor Peter J Scott - Public Transport                                       |      |
| 6. <a href="#">Presentation - Darfield High School</a>   | 7    |
| 7. Confirmation of Minutes   | 17   |
| 7.1 <a href="#">Minutes of Council Meeting 18 June 2025</a>  | 17   |
| 7.2 <a href="#">Minutes of Dangerous, Affected and Insanitary Buildings Policy Review Hearings</a>     | 30   |
| 7.3 <a href="#">Minutes of Dangerous, Affected and Insanitary Buildings Policy Review Deliberation</a> | 33   |
| Reports  |      |
| 8. <a href="#">Mayor's Report</a>  | 36   |
| 9. (Verbal) updates - Chairpersons of Committees, Subcommittees and Community Board                    |      |
| 9.1 Malvern Community Board  |      |
| 9.2 Economic Development   |      |



|      |   |     |
|------|---|-----|
| 9.3  | Housing and Urban Development   |     |
| 9.4  | Climate Change and Sustainability   |     |
| 9.5  | Audit and Risk Subcommittee   |     |
| 9.6  | Finance and Performance Committee   |     |
| 10.  | <a href="#"><u>Chief Executive's Report</u></a>   | 40  |
| 10.1 | <a href="#"><u>Appendix 1 - Canterbury Museum Annual Plan</u></a>   | 44  |
| 10.2 | <a href="#"><u>Appendix 2 - CWMS Zone Committee Review Outcome Summary</u></a>                                    | 70  |
| 10.3 | <a href="#"><u>Appendix 3 - CWMS Zone Committee Review Indicative Map of Proposed Local Leadership Groups</u></a> | 72  |
| 10.4 | <a href="#"><u>Appendix 4 - Strengthening Emergency Management</u></a>  | 73  |
| 10.5 | <a href="#"><u>Appendix 5 - Customer Advisory Panel Terms of Reference</u></a>                                    | 88  |
| 10.6 | <a href="#"><u>Appendix 6 - Orion Presentation</u></a>  | 93  |
| 11.  | <a href="#"><u>Submission on RMA National Direction Proposals 2025</u></a>  | 95  |
| 11.1 | <a href="#"><u>Appendix 1 - Package 1: Infrastructure and Development</u></a>                                     | 99  |
| 11.2 | <a href="#"><u>Appendix 2 - Package 2: Primary sector</u></a>   | 119 |
| 11.3 | <a href="#"><u>Appendix 3 - Package 3: Freshwater</u></a>   | 123 |
| 11.4 | <a href="#"><u>Appendix 4 - Package 4: Going for Housing Growth</u></a>   | 124 |
| 11.5 | <a href="#"><u>Draft SDC Submission on National Direction Proposals 2025</u></a>                                  | 132 |
| 12.  | <a href="#"><u>NZ Transport Agency Waka Kotahi - State Highway Speed Limits within the Selwyn District</u></a>    | 141 |
| 13.  | <a href="#"><u>Dangerous, Affected and Insanitary Buildings Policy Deliberations</u></a>                          | 145 |
| 13.1 | <a href="#"><u>Dangerous, Affected and Insanitary Buildings Policy-DRAFT</u></a>                                  | 149 |
| 13.2 | <a href="#"><u>Dangerous, Affected and Insanitary Buildings Policy - FINAL</u></a>                                | 159 |
| 14.  | <a href="#"><u>Health, Safety and Wellbeing Update</u></a>  | 169 |
| 15.  | <a href="#"><u>Waste Minimisation and Management Plan Review</u></a>  | 174 |
| 16.  | <a href="#"><u>Public Water Race Closures</u></a>   | 186 |
| 17.  | <a href="#"><u>Local Alcohol Policy Review</u></a>  | 247 |
| 17.1 | <a href="#"><u>Appendix 1 - Current adopted LAP</u></a>   | 253 |

|                     |  |     |
|---------------------|--|-----|
| 17.2                | <a href="#">Appendix 2 - Proposed and revised LAP</a>  | 259 |
| 17.3                | <a href="#">Appendix 3 - LAP submissions</a>   | 269 |
| 18.                 | <a href="#">Decision on request from Foodstuffs Properties Limited to rezone land</a>        | 533 |
| 18.1                | <a href="#">Appendix A - Proposed Amendments to Partially Operative Selwyn District Plan</a> | 540 |
| 18.2                | <a href="#">Appendix B - Summary of Submissions – Commissioner Recommendations</a>           | 558 |
| 18.3                | <a href="#">Appendix C - Recommendation of Commissioner</a>                                  | 564 |
| 18.4                | <a href="#">Appendix D - Lincoln Rolleston Road retail precinct</a>                          | 632 |
| 19.                 | <a href="#">Resolution to Exclude the Public</a>   | 633 |
| Public Meeting Ends |  |     |
|                     | <a href="#">Closing Karakia</a>  | 634 |

Public portions of this meeting are audio-recorded and livestreamed via the Council's YouTube channel.

The Severe Weather Emergency Legislation Bill has, until October 2024, suspended the requirement for members to be physically present to count as 'present' for the purposes of a quorum. Members attending by means of audio link or audiovisual link are therefore able to be counted as present for the purposes of a quorum and able to vote. The recently enacted Local Government Electoral Legislation Act has made these emergency provisions permanent.

## Opening Karakia

|                                 |   |
|---------------------------------|---|
| Whakataka te hau ki<br>te uru   | Cease the winds from<br>the west                        |
| Whakataka te hau ki<br>te tonga | Cease the winds from<br>the south                       |
| Kia mākinakina ki uta           | Let the breeze blow<br>over the land                    |
| Kia mātaratara ki tai           | Let the breeze blow<br>over the sea                     |
| E hī ake ana te<br>atakura      | Let the red-tipped<br>dawn come with a<br>sharpened air |
| He tio, he huka, he<br>hau hū   | A touch of frost, a<br>promise of a glorious<br>day     |
| Tīhei mauri ora!                |   |

## **COUNCIL AFFIRMATION**

Let us affirm today that we as Councillors will work together to serve the citizens of Selwyn District.

To always use our gifts of understanding, courage, common sense, wisdom and integrity in all our discussions, dealings and decisions so that we may solve problems effectively.

May we always recognise each other's values and opinions, be fair minded and ready to listen to each other's point of view.

In our dealings with each other let us always be open to the truth of others and ready to seek agreement, slow to take offence and always prepared to forgive.

May we always work to enhance the wellbeing of the Selwyn District and its communities.



# Darfield Environmental Presentation

By Xavier , Cade , Saxon and Levi

## Bird life



- Lack of native bird life in Darfield
- Need more food sources for birds

Here are some bird sounds from a kererū/pigeon and a Korimako/Bellbird:



By Xavier

## The problem with the current amount of bird life



- Not enough food to attract native birds
- Not a lot of native plants for the native birds

### What can we do about this?

- Add more native plants (eg, Kowhai, Harakeke and Miro)
- Give a wider variety of food sources



The question is...**WHERE**

By Xavier

## Plan of **WHERE**



Start/Darfield Mathias st  
finish/Kirwee Tramway road

whole area

- Between Darfield and Kirwee
- Green is plants
- Black is path 7,850m/7.85km

By Xavier



By Xavier

What it looks like now  
what the idea is



vs

**Left:** What it looks like now:

- Dry, easy to catch fire
- Land not used

**Right:** What the idea is:

- Have Native plants to attract birds
- Safer than biking on the main road
- Lush, harder to catch fire

**Miles Road/State Highway 73**



## What kind of traps?

- This is the better options to use on the trail.
- It will be safer the native birds.



By Saxon

## Where will they go?

-Traps around 100m apart

-It is 11.56m wide

-Plant area is 56.07m across

-Plant area is 52.14m across



By Cade

## Cameras:

- Monitor things killing native birds
- Put cameras to monitor Birdlife.
- Pest watching
- To find out extra info
- By Levi



## Pros/Cons of our idea



### Pros

- More O<sub>2</sub>
- Less carbon dioxide
- Attract more native birds
- Connecting darfield and kirwee
- More beautiful

### Cons

- Ice on road because of tall trees
- Very expensive
- 
- 

By Cade



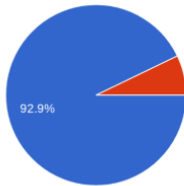
# Survey Feedback:

-Survey put up on 21/05/25

-5 days later

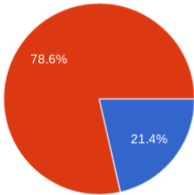
-Survey pulled down 26/05/25

Do you walk or bike around Darfield or Kirwee?  
14 responses



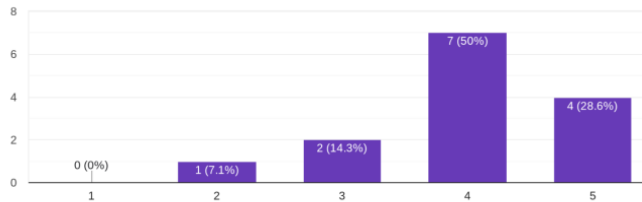
Do you think it would be safe biking on the main road between Darfield and Kirwee?  
14 responses

yes  
No

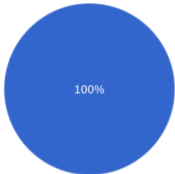


yes  
No

If a walking / cycle way was built between Kirwee and Darfield, how likely would you be to use it?  
14 responses

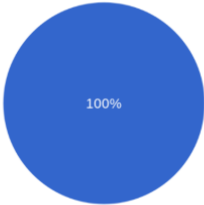


Would planting Native trees make you more likely to use the track?  
14 responses



yes  
No

Would you support our idea of having a bird corridor, gravel path and traps along side the railway track between Darfield and Kirwee?  
14 responses



Yes  
No

-The feedback is from 14 people

By Xavier

**MINUTES OF AN ORDINARY MEETING OF THE  
SELWYN DISTRICT COUNCIL  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 18 JUNE 2025 COMMENCING AT 1PM**

**PRESENT**

Mayor S T Broughton, Councillors S N O H Epiha, L L Gliddon, M B Lyall, G S F Miller, R H Mugford, E S Mundt & N C Reid and Ms M McKay

**IN ATTENDANCE**

Mrs S Mason (Chief Executive); Messrs. Steve Gibling (Executive Director, People, Culture & Capability); T Mason (Executive Director Infrastructure and Property), A Cabrera (Programme Director Water), Mesdames A Sneddon (Chief Financial Officer), D Kidd (Executive Director Community Services & Facilities), J Hands (Head of Legal and Risk), C Quirke (Head of Community and Economic Development ), D Mitchell (Senior Counsel), K Hill (Programme Lead Local Water Done Well), J Gallop (Executive Assistant), B Hammond (Head of Financial Operations), A Prince (Rates Team Lead), Ms P Ganda (Senior Communications Advisor); Ms T Davel (Governance Lead), Mr B Adhikari (Governance Coordinator)

*The meeting was livestreamed.*

**APOLOGIES**

Apologies were received in respect of Councillors McInnes and Hasson

**Moved** – Mayor Broughton / **Seconded** – Councillor Mugford

*‘That the Council receives the apologies, as notified.’*

**CARRIED**

**PUBLIC FORUM**

None.

**IDENTIFICATION OF ANY EXTRAORDINARY BUSINESS**

None.

**CONFLICTS OF INTEREST**

None.

UNCONFIRMED Minutes Council 18 June 2025

## CONFIRMATION OF MINUTES

### 1. Minutes of the ordinary meeting of the Selwyn District Council held in the Council Chamber on Wednesday 21 May 2025.

Councillor Gliddon noted her comments around Upper Selwyn Huts to be modified; the modification from 3 to 6 months was not moved by her; and Ms McKay noted she was an apology for early departure.

**Moved (as amended)** – Councillor Lyall / **Seconded** – Councillor Miller

*‘That the Council confirms the minutes of the ordinary meeting of the Selwyn District Council held on Wednesday 21 May 2025.’*

**CARRIED**

### 2. Minutes of the extraordinary meeting of the Selwyn District Council held in the Council Chamber on Wednesday 28 May 2025.

**Moved** – Councillor Lyall / **Seconded** – Councillor Miller

*‘That the Council confirms the minutes of the extraordinary meeting of the Selwyn District Council held on Wednesday 28 May 2025.’*

**CARRIED**

## MATTERS REQUIRING ATTENTION

None noted.

## REPORTS

### 1. Mayor

The Mayor noted a media release had been sent out in relation to the Mayoral Relief Fund, noting who can apply and how. No responses have been received yet.

The Mayor thanked councillors who joined him for the recent school visits.

Councillor Reid provided a quick A&R update which she was not able to give at the last meeting. The Subcommittee received a Health, Safety and Wellbeing update, went on site visits and walk-arounds; heard that a new Audit NZ director had been appointed for Council and the subcommittee also worked through a new plan with key risk areas. They also discussed sensitive expenditure, GL classification recoding, and received a briefing on risk management strategy and lastly, an update on LGOIMA.

**Moved** – Mayor Broughton / **Seconded** – Councillor Lyall

*‘That Council receives the Mayor’s Report May 2025 for information’*

**CARRIED**

UNCONFIRMED Minutes Council 18 June 2025



## 2. Chief Executive Report

*Chief Executive*

*Councillor Reid left the Chamber at 1.10pm*

The Chief Executive's report contained information on the Statement of Intent for Orion Limited and documents relating to the Mayoral Relief Fund.

*Councillor Reid returned to the Chamber at 1.12pm*

The Chief Executive told Council there were a number of confirmed sponsors for the Selwyn Awards with a record number of applications received. Head of Building, Mrs Vanessa Mitchell, provided a quick update on the team's work, including a submission on the Regulatory Standards Bill noting it did not impact Council. There was no real benefit in submitting on this and Council agreed.

**Moved** – Mayor Broughton / **Seconded** – Councillor Lyall

*'That Council:*

- 1) receives the Chief Executive's report for information;*
- 2) receives the final Statement of Intent for Orion New Zealand Limited for FY26, FY27 and FY28; and*
- 3) approves the Mayoral Relief Fund disbursement committee of the Mayor, the Deputy Mayor or councillor alternate, and Jessica Petersen or Emergency Management staff alternate.*

**CARRIED**

## 3. Annual Plan 2025-26

*Chief Executive*

Staff presented the Annual Plan requesting Council to adopt the plan and set the rates from 1 July 2025 – 30 June 2026. Staff referred to a procedural recommendation circulated earlier this morning. They continued to note the annual plan contains the budget and sets out the budget, using the LTP as starting point. The increase in fees and charges as signalled in the LTP will ensure that levels of services will be maintained.

Council has a responsibility for the future to maintain its assets, while the growth of the council remains a challenge which is managed in the annual plan. Council also needed to address the escalation of costs and this is included.

In conclusion staff said they are presenting an annual plan proposing a rates increase of 14.2% to maintain levels of service. It will allow council to uphold its statutory obligations; comply with council's resolution of November 2024 to prepare a plan; and to proceed with implementing the plan with effect from 1 July 2025.

Councillor Mundt asked for confirmation that rural rate payers may go above 16% which staff confirmed. She noted for the record that she would not vote for this item today and

that it was a 'protest' vote, because she did not vote for the Long-Term plan. She expressed surprise to see the engagement form going out before this item was adopted.

Councillor Miller also questioned why Selwyn pays more than average for water and services, with rural paying even more than urban areas yet they do not receive the same services. Councillor Miller also indicated that he would not vote for this as a matter of principle as he did not vote for non-consultation of the annual plan.

Ms McKay said she had a different approach and fully supports the decision not to consult, adding it does not affect the LTP, and changes were minor. She said she would be backing her colleagues. By not going out for consultation and following through it shows long-term decision making and provides longevity for services. It further avoided unnecessary costs and administration.

Councillor Epiha acknowledged the tremendous amount of work and was glad there will be a rates review. He added he hoped that councillors in the future will also recognise that by not adopting something, it implies you do not accept any new infrastructure for the communities.

The Mayor thanked everyone and noted there was consultation with communities. He said he often hears that council can be slow, and things take a long time and while it was true that council wanted costs to come down for its communities, funding is a reality.

He said when you support the Annual Plan you support everything in it and that is hard. Being a councillor is complex and nuanced; sometimes things feel as though it is going your way and other times it does not. This is the Council's Annual Plan and if you say 'yes' to it, you say 'yes' to everything in it. Saying 'no' means you say 'no' to the Sheffield pool transfer, the Lincoln Centre upgrade etc. Cost was not the only driver.

The Mayor concluded noting that 90% of all Council's capital is spent on roads and water supplies. That is what the communities want, better roads and better water. He congratulated staff for being focussed on those things. He reminded council that the annual plan not only talks about what council will do, but also what it has already done.

**Moved (as amended) – Councillor Lyall / ~~Seconded~~ Councillor Epiha**

*'That Council:*

*a) Notes that on 13 November 2024 Council resolved to not undertake consultation in respect of the Annual Plan for 2025.*

*b) Notes that the draft Annual Plan 2025/26 has been prepared in accordance with Council's resolution on 13 November 2024.*

*c) Adopts the draft Annual Plan 2025/26 (including the Funding Impact Statement) as attached as Appendix A to this report.*

*d) Sets rates for the financial year 1 July 2025 to 30 June 2026 as per the funding impact statement in the Annual Plan attached as Appendix A to this report, with rates payable in four equal instalments:*

- i. Instalment 1 due 15 September 2025;*
- ii. Instalment 2 due 15 December 2025;*

- iii. Instalment 3 due 15 March 2026;
- iv. Instalment 4 due 15 June 2026.

e) *Authorises the Chief Executive Officer and Chief Financial Officer to make any non-material or editorial changes to the Annual Plan attached as Appendix A to this report to ensure the accuracy of the published Annual Plan.'*

**f) Applies rates penalties as follows:**

- i. A charge of 5 percent on so much of any instalment for rates (other than targeted rates for metered water supply set on a differential basis) that has been assessed after 1<sup>st</sup> July 2025, and which is unpaid and due will be added on the following dates:**

***Instalment One 16 September 2025***

***Instalment Two 16 December 2025***

***Instalment Three 16 March 2026***

***Instalment Four 16 June 2026***

- ii. Previous years' rates (other than targeted rates for metered water supply set on a differential basis) including penalties assessed on or prior to 1 July 2025, and which remain unpaid on 1 July 2025, will have a further 5 percent added on 1 July 2025.'**

**CARRIED**

*Voted against – Councillors Miller, Mundt and Gliddon*

#### **4. Water Services Delivery Plan**

*Executive Director Infrastructure and Property & Programme Director Water*

Staff presented noting there was no new information to share, other than what had previously been provided.

Ms McKay said she had a voice, although not able to vote on the matter. She said it was clear that a significant amount of work had gone into this and added that everyone had the same common shared goal. She believed council was heading in the right direction and as the mana whenua representative she needed to ensure her marae and community receive the essential services delivered to the rest of the District. The marae was a vibrant cultural and educational hub hosting thousands of visitors, in fact so busy that her own community struggle to get access. The whole District uses the marae and it's often fully booked. While this was great, it puts pressure on the community to provide the facilities, e.g. waste and drinking water. They had a maximum of \$5m in the bank, which they spend on the community, yet they do not receive the same level of service as the rest of the community.

Ms McKay said that she asked for clarification a week ago, about the \$11m and this was because she truly saw for the first time how under serviced her community was. The willingness shown by council to move forward has changed her view and decision. She wanted this to change into a good discussion and was committed to working together positively and have a genuine partnership to continue.

The Programme Director: Water, said it was a good opportunity for everyone and noted everyone was determined to do the best we can for that community.

There was a discussion about revenue, debt and liability. There was confirmation from staff and the Chief Executive that the plan was a point in time document, especially with respect to the legislation. The next step was a water strategy which the CCO will put together, considering all that council was raising.

**Moved**– Councillor Epiha / **Seconded** – Councillor Lyall

*‘That Council:*

*a) Adopts the Water Services Delivery Plan, attached as Appendix A to this report.*

*b) Authorises the Chief Executive Officer to make minor changes (if required) to the Water Services Delivery Plan to allow for certification.*

**CARRIED**

## **5. Local Water Done Well - Establishment decisions**

*Executive Director Infrastructure and Property & Programme Director Water*

Staff noted the transition period and said they would be looking at adopting the Statement of Expectation in August. It was confirmed that council retains governance oversight until transfer. Head of Legal confirmed there were essentially two levels of governance responsibility – operations of the water services entity with its own governance responsibilities while under contract and doing what it agreed to, including managing its own staff arrangements; and then secondly in terms of assets that are maintained and setting of rates which remain with Council until this is fully transferred over to the CCO.

There was a discussion about expenditure and set up costs, with Councillor Miller asking whether staff moving from SDC to the CCO would need to be paid redundancy payments. Head of Legal and Risk said there were no redundancy payments where someone was being transferred across in a similar role.

Staff said the budget would still be consolidated at group level and would identify working capital, personnel costs etc. They also confirmed that to support a smooth transition, both the Chief Executive and Mr Murray Strong would oversee the process together with one other nominated representative. It was noted this having a steering group / working group was a management level tool, like a steering group looking at the day-to-day tasks, and this level of information would not necessarily come back to council.

**Moved**– Councillor Lyall / **Seconded** – Councillor Mugford

*That Council:*

*a) Notes establishment costs and on-going funding requirements of Selwyn Water Limited;*

*b) Notes that Council will provide interim funding to Selwyn Water Limited on the basis of a pass-through Working Capital Facility;*

*c) Approves the entry into the Operational Delivery Agreement, Transitional Services Agreement and Working Capital Facility Agreement each in the final form appended to this paper;*

*d) Delegates to the Chief Executive the power to execute the Operational Delivery Agreement, Transitional Services Agreement and Working Capital Facility Agreement to give effect to the above resolutions; and*

*e) Resolves to disestablish the Local Water Done Well Subcommittee with effect from the day of this Council meeting, being 18 June 2025.'*

**CARRIED**

*Councillor Gliddon against*

## **6. Customer Satisfaction Survey**

*Head of Community Insights and Policy*

Staff presented the results of the Customer Satisfaction Survey to council noting it used more robust terminology and methodology than before.

Different kinds of consumers were surveyed, including those involved in consultations, choosing to use the facilities and programmes by choice or use council services e.g. for complaints, paying a service etc.

An executive summary from the analysis showed that there was high customer satisfaction including for front of house and with Community Services and Facilities (CSF) staff. It also showed a drop in the satisfaction when people were passed on to a department for more complex queries. The top three areas noted for improvement were: lack of progress and resolution; lack of clarity on process; and quality of information provided.

There were some celebrations for example, the Front of House team received 9.3 out of 10 across 8 questions, with the CSF team receiving 9 out of 10, across a range of questions. This dropped to 6.8 out of 10 if a query went to a department.

Staff said the key elements for improvement will take some time to implement. ELT has looked at these and responded with the Mayor adding this was one of the Chief Executive's KPI's.

Staff assured council that future surveys will consult councillors as well.

There was a question about walk-in customers being offered an appointment as part of the process if they were unable to see someone immediately. The Chief Executive said this was part of the Modern Workplace initiative and council will receive a presentation in future, about what is being prioritised in this space. There will be at least annual updates to council specifically tracking the areas for improvement.

**Moved** – Councillor Gliddon / **Seconded** – Councillor Mugford

*'That Council receives this report for information.'*

**CARRIED**

**7. Local Government New Zealand Remits 2025**

*Chief Executive*

**Moved** – Mayor Broughton / **Seconded** – Councillor Lyall

*‘That Council:*

*(a) receives the Local Government New Zealand Remits report for information; and*

*(b) requests that Deputy Mayor Lyall, and Councillor McInnes as Selwyn District Council Delegates to the Local Government New Zealand Annual General Meeting (LGNZ AGM) to vote in accordance with the wishes of Council on each Remit in front of the LGNZ AGM to be held on Wednesday 16 July 2025.’*

**CARRIED**

Council discussed each remit and voted in support / not as follows:

**1. Security System Payments (Far North District Council and Central Otago District Council)**

*That LGNZ advocates for security system payments to be included as an allowance under the Local Government Members Determination, in line with those afforded to Members of Parliament.*

**SUPPORTED**

**2. Improving Joint Management Agreements (Northland Regional Council)**

*That LGNZ advocate to Government for: a) legislative change to make the Joint Management Agreement (JMA) mechanism more accessible for councils to use with iwi/hapū, b) for the provision of technical, legal and financial support to facilitate the use of JMAs for joint council and iwi/hapū environmental governance, and c) for a mechanism such as JMAs to be included in the Government's new resource management legislation.*

**SUPPORTED**

**3. Alcohol Licensing Fees (Far North District Council)**

*That LGNZ advocates for the government to update the Sale and Supply of Alcohol (Fees) Regulations 18 December 2013 to account for inflation and include a mechanism for automatic annual inflation adjustments.*

**SUPPORTED**

**4. Aligning public and school bus services (Nelson City Council)**

*That LGNZ advocate for the reform of the Ministry of Education funded school bus services to provide an improved service for families and to better integrate the services with council provided public transport services, including the option of Public Transport Authorities (e.g. regional and unitary councils) managing such services (with appropriate government funding), noting that:*  
*a. councils better know their local communities; and*

- b. the potential to reduce congestion from better bus services for schools; and*
- c. the efficiency gains realised from integrating these two publicly funded bus services*
- d. the outdated and inflexible rules of the current centralised school bus system*

**NOT SUPPORTED**

**5. Review of local government arrangements to achieve better balance (Tauranga City Council)**

*That LGNZ works with the Government and Councils to review current local government arrangements, including the functions and structure of local government, to achieve a better balance between the need to efficiently and effectively deliver services and infrastructure, while enabling democratic local decision-making and action by, and on behalf of communities.*

**SUPPORTED**

**Council had a short break between 2.55pm – 3.15pm**

*Councillor Hasson arrived 3.16pm*

**8. Ellesmere Reserve Board**

*Senior Advisor Community Funding and Events & Senior Legal Counsel*

Staff provided a summary of their report. They confirmed that, considering how Council approaches incoming across the District, it would be unusual for a community to be allowed to make assessments about how to spend the income.

There was a discussion about whether or not the funds would be retained within Ellesmere. Councillors clarified the area on the map and referenced the process in the past when there were community committees. Councillors also referred to an example in the Westview Special Fund which only considered funding applications from Darfield. The discussion centred on whether this was a trust deed with income from the trust deed, and therefore it needs to be considered to spend it in the area it pertains to. Another example by way of clarification was the Rhodes Memorial Park in Tai Tapu where a golf course brings in funding.

Legal Counsel noted that this matter goes back at least 100 years. There was a will, some land gifted to the Crown which resulted in a recreation reserve with trustees initially caring for the land. There was no direction in terms of allocation of income generated and over time money was thought to be given back to community groups. The legal opinion is that the trust as it existed, must have been extinguished at law. There is no trust deed as to how the funds ought to be spent and the assets would have been spent by now. Council now was the responsible authority looking after the land and given there was no trust deed or direction as to how the money should be spent, it takes Council back to first principles. Any income should go back into the purpose for which the Reserves Act applies.

The Mayor clarified that council could decide to utilise the money for the upgrading of Ellesmere or for the entire Selwyn. Councillors spoke in favour of looking at this in more detail and utilise the money across the District rather than targeting to a particular area.

There were other examples of smaller reserve funds over the last 10 – 15 years which the Council disbursed among the wider community.

*Councillor Lyall moved an amendment (seconded by Councillor Mugford) to replace the word 'Ellesmere' to 'Selwyn' in the recommendation proposed by staff.*

Councillors discussed the matter further noting that receivers of the fund, albeit mainly 2 groups, need to be included in any discussions.

Staff said over the last number of years there had only been the two recipients from the fund and they had benefited quite substantially from it. The concern was that council is starting to encourage the utilisation of a fund, especially with a legal position. Correspondence had been sent to group historically benefitting from the fund, but not the last round of recipients.

Councillor Miller asked for the report to lie on the table until staff were certain of the facts but retracted his request after an explanation from staff. Staff noted they were comfortable with the direction. The land was transferred to the Crown and designated as reserve, leaving Council as the administering body. Advice from several appropriate government agencies clearly did not produce a trust deed.

Legal Counsel reiterated in relation to the law about perpetuity, that even if there was a trust deed it would have expired by now. Unless it was resettled, and there is nothing to suggest that it happened, staff remain confident in their position.

They also confirmed that they followed all the principles of judicial review so if Council was challenged it can show it did everything it could.

**Moved (as amended) – Councillor Lyall / Seconded – Councillor Mugford**

*'That Council:*

1. *approve the use of the Ellesmere Reserve Board Reserve and any future income to the maintenance and upgrading of **Selwyn** ~~Ellesmere~~ reserves, effective immediately.*

**CARRIED**

*Councillor Mundt, Hasson and Epiha voted against*

2. *approve the removal of the Ellesmere Reserves Board Reserve from the community funding programme, effective immediately.*

**CARRIED**

*Councillor Mundt voted against.*

3. *approve the updating of the Community Funding Policy (C213) and any other information held elsewhere including the Community Funding Assessment Panel Terms of Reference and Council's website, to reflect the removal of the Ellesmere Reserves Board Reserve from the community funding programme.*

**CARRIED**

*Councillor Mundt voted against.*



4. *note that staff will communicate the above changes with community groups that have regularly received funds from the Ellesmere Reserves Board Reserve.'*

**CARRIED**

*Councillor Mundt voted against.*

## **9. Amendment to the Designation for State Highway 1**

*Policy Planner*

Staff noted this had now been through a statutory process and was notified in March.

**Moved**– Councillor Miller / **Seconded** – Councillor Lyall

- a) *That pursuant to s171 of the Resource Management Act 1991, the Council accept the recommendation of the planner's report and the Commissioner and recommend to the New Zealand Transport Agency Waka Kotahi that the Partially Operative Selwyn District Plan be amended to alter the boundaries of NZTA-1 State Highway 1 to incorporate 34,304m2 of land identified in Appendix 1, subject to the conditions outlined therein.*
- b) *That Council delegates the Policy Team Leader to undertake all necessary actions to give effect to the decision of the New Zealand Transport Agency Waka Kotahi in relation to recommendations above*
- c) *That Council note that the amendment to NZTA-1 does not contain proposed changes to the design and access of State Highway 1 at this time. New Zealand Transport Agency Waka Kotahi will progress these through a future Outline Plan process.*

**CARRIED**

## **10. Trustee and Director Policy**

*Executive Director People, Culture and Capability & Head of Legal and Risk*

Staff explained that the new policy will have stronger references to a skill matrix; greater clarity for each appointment process; conflicts of interest; and include the requirement for an exit interview. The ability for a board member to contest their removal was not amended.

Council spoke in support of the document and noted it struck a sensible balance. They thanked staff for taking council's feedback on board.

**Moved**– Councillor Epiha / **Seconded** – Councillor Lyall

*'That Council revokes the existing Trustee and Director Appointment Policy and adopts the new policy in the form attached to this report.'*

**CARRIED**

# 11. Selwyn District Charitable Trust CCO Exemption

*Head of Financial Control*

**Moved**– Councillor Lyall / **Seconded** – Councillor Mugford

*‘That the Council continues the exemption of the Selwyn District Charitable Trust from being a Council Controlled Organisation under Section 7 (3) of the Local Government Act.’*

**CARRIED**

# 12. Tramway Reserve Trust CCO Exemption

*Head of Financial Control*

**Moved**– Councillor Epiha / **Seconded** – Councillor Miller

*‘That the Council continues the exemption of the Tramway Reserve Trust from being a Council Controlled Organisation under Section 7 (3) of the Local Government Act.’*

**CARRIED**

## GENERAL BUSINESS

None.

## MATTERS RAISED IN PUBLIC FORUM

None.

## RESOLUTION TO EXCLUDE THE PUBLIC

**Moved** – Councillor Reid / **Seconded** – Councillor Mugford

### Recommended

‘That the public be excluded from the following proceedings of this meeting. The general subject matter to be considered while the public is excluded, the reason of passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

| General subject of each matter to be considered |         | Reasons for passing this resolution in relation to each matter | Ground(s) under Section 48(1) for the passing of this resolution | Date information can be released |
|---|---------|--|--|----------------------------------|
| 1.  | Minutes | Good reason  | Section  |                                  |

UNCONFIRMED Minutes Council 18 June 2025

|    |  |                                    |          |  |
|----|--|------------------------------------|----------|--|
| 2. | SDC Insurance Programme  | to withhold exists under Section 7 | 48(1)(a) |  |
| 3. | Potable Water Projects – Award of contracts to CORDE Ltd   |                                    |          | Resolution (b) can be released upon decision |
| 4. | C1241 Water Services Network Management, Operations & Maintenance Contract Separation and Review |                                    |          | 18 June 2025                                 |

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

|      |   |                 |
|------|---|-----------------|
| 1    | protect the privacy of natural persons, including that of deceased natural persons  | Section 7(2)(a) |
| 1, 2 | Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or   | Section 7(2)(h) |
| 3, 4 | Would disclose a trade secret; or<br>Would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of this information | Section 7(2)(b) |

2 that appropriate officers remain to provide advice to the Committee.'

**CARRIED**

The meeting went into public excluded at 4.12pm and back into public at 5.20pm.

With no further business being discussed, the meeting closed at 5.20pm.

**DATED this                      day of                      2025**

\_\_\_\_\_  
**CHAIRPERSON**

UNCONFIRMED Minutes Council 18 June 2025

APPENDIX C

**MINUTES FROM SUBMISSION HEARINGS**

**MINUTES OF THE DANGEROUS, AFFECTED AND INSANITARY BUILDINGS  
POLICY REVIEW HEARING  
HELD IN THE COUNCIL CHAMBERS ON  
THURSDAY 5 JUNE 2025 COMMENCING AT 9.00AM**

**PRESENT**

Councillor Elizabeth Mundt (Chair)

Councillor Bob Mugford

Vanessa Mitchell - Head of Building

**IN ATTENDANCE**

Nathan Evans – Building Operations Manager

Neisha Livermore – Senior Communications Advisor

Therese Davel – Governance Lead (minutes)

The meeting was livestreamed.

**APOLOGIES**

None.

**OPENING COMMENTS**

The Chairperson welcomed her panel member, Councillor Mugford and staff, Mrs Mitchell and Mr Evans, to the hearing. She also welcomed those in attendance wishing to speak.

## **RECEIPT OF SPEAKING SUBMITTERS**

### **Samuel Wilshire**

Mr Wilshire said the policy needed a table to show what was deemed as unsuitable potable water and said many homes had rainwater tanks and the rainwater was used for drinking water as well.

He said any failed sewerage system would have huge health effects on the population and that portable toilets should be made available when people's homes were affected.

Mr Wilshire also questioned why earthquakes were excluded from the Act in terms of the definition of a dangerous building noting that some of the older homes were actually better constructed and withstood earthquakes better.

Mr Wilshire had a slide pack showing photos of several buildings and said that it showed how poorly remediation and maintenance was done. He said it seemed it was a result of deferred maintenance and showed photos of buildings which appeared to have been resealed and repainted rather than undergoing proper maintenance. He questioned what happened to the books and furniture in the Leeston Library for example, when it was not able to be approached or accessed over a 30-day period.

Relating to photos of Lincoln Library, Lincoln Event Centre and West Melton Community Centre, Mr Wilshire questioned how long council staff have known about water damage for example, before anything was done to rectify the situation.

Overall Mr Wilshire noted the policy was much clearer and while the flow chart was an improvement the terminology could do with some tweaking.

Councillor Mundt thanked Mr Wilshire for his presentation. Councillor Mugford thanked him as well noting he had obviously put in a lot of time and effort. He asked Mr Wilshire what he thought a suitable process could be for informing council of buildings so affected to which Mr Wilshire commented that it could be by people complaining about it. He said a range of perspectives would be necessary for each building as one opinion wasn't always clear cut.

Staff commented that the threshold was extremely high with e.g. insanitary buildings and that in situations where septic tanks were overflowing in the back yard, the homes are still liveable and portaloos would be considered. It was always better to leave people in their homes where appropriate and safe to do so.

**John Verry**

Mr Verry submitted on behalf of the Malvern Community Board. He said the Board also asked the Malvern Ward Residents' Associations for their feedback and incorporated that into the final submission where appropriate.

Mr Verry said the Board felt that staff should be proactive as well and acknowledged that in some cases complaints can be quite vexatious.

He added that the policy should enhance transparency and that this would foster trust and ensure community support for what is happening. He said staff could consider a community register on the website and clarity of timelines. He said the MBIE diagram was quite helpful.

Mr Verry also addressed the submissions referring to heritage buildings and he said there should be clear enforcement protocols.

Councillor Mugford asked him about whether there should be a different threshold for heritage buildings, but Mr Verry said he didn't think so, rather a different process as detailed in the Heritage New Zealand submission.

Councillor Mundt asked for clarification around his suggestions to use different wording to which Mr Verry said having the policy say 'compliance driven response' would show an honest and transparent approach. He said the implications of non-compliance are quite significant.

The Chairperson and staff thanked the submitters for their time.

The Chairperson led the meeting in a closing karakia and thanked everyone for attending. She reminded the attendees of the deliberations which will take place on Friday 6 June 2025.

The hearings closed at 9.32am

**MINUTES OF THE DANGEROUS, AFFECTED AND INSANITARY BUILDINGS  
POLICY REVIEW DELIBERATION HELD IN THE COUNCIL CHAMBERS, ON  
FRIDAY 6 JUNE 2025, COMMENCING AT 9:00AM**

**PRESENT** Councillor Elizabeth Mundt (Chair) and Councillor Bob Mugford

**IN ATTENDANCE**

V Mitchell (Head of Building), N Evans (Building Operations Manager), N Livermore (Senior Communications Advisor), S Meares (Senior Counsel), and T Van der Velde (EA to ED People, Culture and Capability)

*The meeting was livestreamed.*

**APOLOGIES**

None.

**CONFLICTS OF INTEREST**

None.

**OPENING COMMENTS**

The Chairperson opened the meeting and thanked the submitters, those who spoke at the hearing, Councillor Mugford, and staff.

**CONFIRMATION OF MINUTES**

**1. Minutes of the Dangerous, Affected and Insanitary Buildings Policy Review Deliberation held in the Council Chamber on Thursday 5 June 2025.**

*‘That the Dangerous, Affected and Insanitary Buildings Policy Review Deliberation Panel confirms the minutes of the Hearings held on 5 June 2025’*

**Moved** -Councillor Mugford / **Seconded** -Councillor Mundt

**CARRIED**

## REPORTS

### 1. Dangerous, Affected and Insanitary Buildings Policy Review Deliberation

The Head of Building spoke to the report and key points. Today we deliberate on the submissions received.

It was noted typically the building team are more reactive to complaints arising from the public but work will be done with staff to be more proactive going forward.

The Head of Building discussed key submissions and points.

Some submissions emphasised the need for support agencies and funding mechanisms to assist people facing dangerous, affected, and insanitary buildings. It is important to have systems in place that coordinate support from the appropriate agencies. In addition, value the nature and heritage of buildings if they fall into the dangerous, affected, and insanitary buildings category.

It was discussed that the Dangerous, Affected and Insanitary Buildings Policy (DAI) needed to be clearer, easier to understand, and more accessible to the public.

The Head of Building presented the updated policy and walked through the amendments, on screen, using track changes. Amendments were based on submitter feedback with requests for clearer policy language, definitions and risk assessment criteria. Noting that definitions are taken directly from the legislation, there will be guidance provided on the Council website to support these definitions.

The tracked amendments are attached at **Appendix 1**.

There will be additional documentation added to the Council website to support the Policy.

Amendments were recorded and were in agreeance with the Chairperson and Councillor Mugford.

**Moved** -Councillor Mugford / **Seconded** -Councillor Mundt

*'That the Dangerous, Affected and Insanitary Buildings Policy Review Deliberation Panel:*

*(a) Receives the report "Dangerous, Affected and Insanitary Buildings Policy Review Deliberation"*

*(b) Receives 11 submissions to the Dangerous, Affected and Insanitary Buildings Policy Review consultation*

*(c) Deliberate and confirm decisions on staff recommendations regarding how submissions feedback is to be included in the policy.'*



**CARRIED**

The deliberations closed with a karakia at 10.12am.

DATED this       day of       2025

---

**CHAIRPERSON**

**TO:** Council

**FOR:** Council Meeting – 23<sup>rd</sup> July 2025

**FROM:** Mayor Sam Broughton

**DATE:** 30<sup>th</sup> June 2025

**SUBJECT: MAYOR’S REPORT – June 2025**

---

## **RECOMMENDATION**

*‘That Council receives the Mayor’s Report for June 2025 for information.’*

### **1. OVERVIEW**

#### **Sheffield Pool**

The Selwyn District Council has taken a significant step in fulfilling its commitment to the community by finalising the transfer of ownership of the Sheffield Memorial Pool to the Tāwera Community Trust. This marks a successful outcome of a collaborative process, initiated through public consultation during the Long-Term Plan 2024–2034. The agreement follows an extensive consultation with the local community, which included 181 submissions and 15 oral presentations, with 95% of respondents supporting the transition. In response to community feedback, the Council decided to keep the pool open for the 2024–2025 swim season and explore options for community ownership, provided that a new owner, separate from the Council, could be identified by 30 June 2025. The Tāwera Community Trust was established to take over the pool’s ownership and operations. The transfer will ensure the future of this valuable community asset, and the Council looks forward to working with the Trust to finalise the process. Once completed, the Tāwera Community Trust will take on the ownership, operation, and maintenance of the pool, ensuring it remains a key resource for local communities in Sheffield, Waddington, and Springfield.

#### **Matariki**

Waikirikiri Selwyn celebrated Matariki with a range of community events, cultural performances, and stargazing activities across the district from June 13 to June 28. The main event, Mānawatia a Matariki, took place on Thursday 19 June in Rolleston Town Centre, featuring interactive light displays, kapa haka performances, live music, and storytelling. A standout moment was a live performance by Hone, one of Aotearoa’s rising stars. Kapa haka teams from local schools also showcased their skills throughout the evening.

Earlier in the celebrations, Kāi Tahu musician Ariana Tikao performed at Te Ara Ātea on 13 June, sharing ancestral instruments and poetry. On 20 June, a stargazing event at Greenpark Memorial Community Centre gave attendees the chance to explore the night sky with experts from Christchurch Astro Tours.

The celebrations wrapped up on 28 June with a bilingual music session by Loopy Tunes at Te Ara Ātea. These events provided a variety of opportunities for residents to celebrate and connect with the community.

### **PAK'nSAVE**

On June 11th I visited the site of Pak'nSave Rolleston and was impressed by the significant progress made. This \$50 million supermarket, set to open two months ahead of schedule on October 14, will be the largest supermarket in the South Island, spanning 8100sqm and providing 485 car parks. It is expected to attract between 20,000 and 30,000 shopper visits each week, offering affordable groceries and creating around 200 local jobs.

I'm hearing a lot of excitement from the community about this important business, which will play a crucial role in offering low grocery prices for Rolleston residents. The store will feature a range of sustainable design elements, including solar panels, EV charging stations, energy-efficient refrigeration, and extensive use of natural light and LED lighting. With a mix of self-service checkouts, hand-held scanners for SHOP'nGO, and a dedicated Click & Collect space, Pak'nSave Rolleston will be a valuable addition to the growing Rolleston community, providing essential services and employment opportunities.

### **Customer Experience Survey**

Earlier this year, the Council set out to better understand how customers experience our services. Between 14 January and 12 March 2025, feedback was gathered from nearly 3,000 customers through three targeted surveys on front-facing customer services, community facilities, and departmental service requests.

#### **Key Findings:**

- **Overall customer satisfaction rating was 84%**
- **First impressions matter** – Customers are most satisfied when queries are resolved at first contact.
- **Handovers can be tricky** – Customers can feel left behind when queries are passed on.
- **Clarity and consistency** – Clear information and consistent follow-up are essential.

#### **Improvement Plan:**

- **Priority Action Areas** – Immediate steps to improve the customer journey.

- **Systems Recommendations** – Enhancing internal tools and processes.
- **Future Focus** – Long-term strategies for sustainable improvement.

The Executive Leadership Team is committed to improving customer experience, ensuring strategies deliver exceptional value to the community.

## 2. MEETINGS

|                       |   |
|-----------------------|---|
| 4 <sup>th</sup> June  | Finance & Performance Committee Meeting<br>Councillor Briefing on Annual plan<br>Insurance Renewal Workshop<br>Councillor Briefing LWDW         |
| 6 <sup>th</sup> June  | Business Canterbury facilitated workshop on<br>Regional ambition<br>Visit to Ararira Springs School   |
| 9 <sup>th</sup> June  | Canterbury Museum stake holder meeting  |
| 11 <sup>th</sup> June | Lyttleton Port Company site visit and tour<br>Pak n Save Rolleston site visit & tour<br>HUD subcommittee meeting<br>Councillor briefing on WSDP |
| 12 <sup>th</sup> June | Taituara Awards evening   |
| 13 <sup>th</sup> June | Windwhistle School visit<br>Sheffield School visit  |
| 16 <sup>th</sup> June | Regional Deal Governance meeting  |
| 18 <sup>th</sup> June | Economic Development Subcommittee meeting<br>Council Meeting  |
| 19 <sup>th</sup> June | Darfield Primary School Matariki celebration  |
| 23 <sup>rd</sup> June | FENZ meeting  |
| 24 <sup>th</sup> June | Tai Tapu Library meeting<br>Primary Industry awards ceremony  |
| 25 <sup>th</sup> June | Councillor Briefing<br>Citizenship Ceremony   |

|                       |  |
|-----------------------|--|
| 26 <sup>th</sup> June | Launch of the Waitaha Canterbury Aerospace Strategy<br>Mayoral Panel on the Future of Canterbury |
| 27 <sup>th</sup> June | Mayoral Relief fund meeting<br>Host Malaysian MP Teresa Kok and delegation                       |
| 30 <sup>th</sup> June | Briefing on the Lincoln underground pipeline renewal project.                                    |

A handwritten signature in black ink that reads "Sam". The letters are cursive and fluid.

Sam Broughton  
**MAYOR**

## REPORT

**TO:** Council

**FOR:** Council Meeting on 23 July 2025

**FROM:** Chief Executive

**DATE:** 7 July 2025

**SUBJECT:** **CHIEF EXECUTIVE'S REPORT**

---

## RECOMMENDATION

*'That Council:*

- (a) Receives the Chief Executive's report for information.*
- (b) Appoints Councillor ..... to the Orion New Zealand Limited Customer Advisory Panel.'*

### 1. CANTERBURY MUSEUM

Following attendance by the Deputy Mayor Malcolm Lyall at the Canterbury Local Authority (CLA) Submissions and Objections meeting held on 14 May 2025, where representatives from Christchurch City Council, Waimakariri District Council and Hurunui District Council were also in attendance, the following resolutions were adopted:

- **Resolved** that the Canterbury Museum levies, as outlined in the Museum's draft Annual Plan and the contributing Councils' Long Term Plans, be approved — with the exception of the additional capital levy of \$25 million over four years.
- **Resolved** that the contributing local authorities will continue to explore and pursue avenues to ensure the successful completion of the Museum redevelopment.
- **Agreed** to establish a joint working party, comprised of Senior Council staff tasked with reviewing the capital and ongoing operational funding strategy for the Museum and providing recommendations to Councils.

The Museum Board formally received these resolutions at its meeting on the following Monday and has subsequently adopted the amended Annual Plan attached as **Appendix 1**.

### 2. LOCAL GOVERNMENT ELECTED MEMBERS (2025/26) DETERMINATION

The Remuneration Authority recently circulated the 2025/26 determination which came into force on 1 July 2025. Changes have been made to several clauses in the Principal Determination, including a new clause relating to a reimbursement allowance to be paid as a contribution towards a member's home security

system. Councils' governance remunerations pools are no longer listed in the explanatory memorandum but rather in the guidance note. I forwarded the email from the Remuneration Authority, including four attachments to councillors and community board members on 24 June 2025.

The CFO and her team received the same information to implement the amended remuneration. There are two important dates to note for revised remuneration: 1 July 2025 up to the close of the day on which the official result is declared; and secondly from the day after the date on which the result is declared.

The policy, procedures and timeline are provided well in advance for the outgoing council as well as the incoming council and staff, to familiarise themselves with the content.

### **3. CWMS ZONE COMMITTEE REVIEW**

This update outlines the key developments and anticipated actions following the recent Mayoral Forum. Please note that some details are still being refined. A summary document, jointly prepared by Mayor Bowen and Chair Pauling, is provided in **Appendix 2**.

The establishment of the newly endorsed groups is scheduled to take place following the local body elections in October. In the meantime, Environment Canterbury will engage with Council and Rūnanga representatives to support discussions and refine arrangements ahead of the formal setup. Feedback has already been received on several local leadership areas, including suggestions for boundary adjustments. Further discussions will be held to address this input.

To support understanding and planning, an updated table outlining each group and its proposed membership is included in **Appendix 3**.

An online meeting was held with current zone committee members to share the Forum's endorsement and outline immediate next steps. Related discussions have also taken place at **Te Rōpū Tuia**, the governance forum that anchors the collective relationship between Ngāi Tahu, Environment Canterbury, and Papatipu Rūnanga in the region.

### **4. STRENGTHENING EMERGENCY MANAGEMENT**

The below paragraphs provide a summary of the "Strengthening Emergency Management" roadmap outlined in **Appendix 4**. The roadmap is a strategic response by the New Zealand Government to the Inquiry into the North Island Severe Weather Events. It acknowledges the increasing frequency and severity of emergencies and the current system's limitations in managing anything beyond minor to moderate events. The roadmap outlines a five-year programme (2026–2031) to transform emergency management across the country, focusing on community resilience, leadership accountability, technological upgrades, and system-wide coordination.

The roadmap is built around five focus areas: implementing a whole-of-society approach, supporting local government, professionalising the emergency management workforce, enabling national system integration, and driving strategic investment and implementation. These areas encompass 15 actions aimed at improving the system across the four pillars of emergency management—risk reduction, readiness, response, and recovery. Cabinet has agreed to the roadmap in principle, pending further policy development and budget allocations. A key priority is empowering communities, particularly iwi/Māori, through expanded public readiness programmes, targeted outreach, and improved access to funding. The Resilience Fund will be refreshed with broader criteria to support local initiatives, and formal agreements with businesses and community organisations will be developed to enhance local readiness. The roadmap also includes measures to address barriers to iwi/Māori participation and integrate their expertise into emergency management.

Local government will be supported through clearer operational roles, updated guidance documents, and rolling updates to Civil Defence Emergency Management (CDEM) plans. Inter-regional hazard planning will be introduced to improve coordination across regions during large-scale emergencies. Funding models will be reviewed to ensure equitable support for at-risk regions, and national standards will be implemented to ensure consistent emergency management delivery across the country.

Workforce development is another cornerstone of the roadmap. It includes defining professional pathways for emergency management roles, implementing a national education and training system, and expanding leadership training for Controllers and Recovery Managers. Regional support teams will be established to provide surge capacity and expert guidance during emergencies, while the national recovery function will be scaled up to ensure rapid and integrated recovery efforts.

Technological upgrades and infrastructure improvements are central to enabling the system. This includes the development of a Common Operating Picture for shared situational awareness, a new National Crisis Management Centre with a backup facility, and modernisation of the National Warning System. Investments will also be made in hazard-specific planning, critical equipment stockpiles, and integrated risk modelling to improve national preparedness.

To ensure effective delivery, the roadmap introduces a governance framework led by the National Hazards Board. NEMA will report progress every six months, both to the Board and publicly. This approach aims to overcome historical implementation failures and ensure sustained, coordinated action across government and stakeholders. Some initiatives are already underway or can be progressed within existing baselines, while others will require new funding and legislative support.

The roadmap reflects a shift toward a more inclusive, proactive, and resilient emergency management system. It recognises the importance of community leadership, scientific research, and cross-sector collaboration in building national resilience. By embedding these principles into policy and practice, New Zealand aims to better protect lives, reduce trauma, and recover more effectively from future emergencies.



Ultimately, the roadmap sets a clear direction for transforming emergency management in New Zealand. It balances immediate actions with long-term planning, ensuring that the system evolves to meet emerging challenges. Through strategic investment, professional development, and inclusive governance, the roadmap seeks to build a safer, more prepared, and more resilient nation.

## 5. ORION NEW ZEALAND LIMITED – CUSTOMER ADVISORY PANEL

Orion New Zealand Limited is in the process of reinvigorating its panel for the Customised Price-Quality Path (CPP). As they move closer to finalising their draft CPP proposal, Orion is seeking interest from Selwyn District Council regarding potential representation. Specifically, they would welcome the involvement of a Councillor on the panel to contribute to discussions and provide local insights. A copy of the Terms of Reference for the Customer Advisory Panel are attached as **Appendix 5**.

Attached as **Appendix 6** this document provides an overview of Orion's recent and planned infrastructure investments within the Selwyn District, highlighting key projects under the Customised Price-Quality Path (CPP) framework. It outlines significant capital works including the construction of new zone substations in Southbridge and Templeton, as well as upgrades to existing substations in Darfield, Rolleston, Bankside, Hororata, and Lincoln to support regional growth. The report also details Orion's ongoing pole replacement programme aimed at enhancing network reliability and resilience. Additionally, it includes a summary of recent outages, their causes, and Orion's response, reinforcing the importance of community preparedness and Orion's commitment to maintaining a robust and responsive electricity network.



Sharon Mason  
**CHIEF EXECUTIVE OFFICER**

## Canterbury Museum Annual Plan

For the financial year  
1 July 2025 to 30 June 2026



Approved 9 June 2025





**Top:** Strengthening works on the Robert McDougall Gallery  
**Above:** Propping on the Rolleston Avenue grade 3 listed facade  
**Front Cover:** Exposed western end of 1882 building following demolition of the Roger Duff Wing  
Photographs taken February 2025.

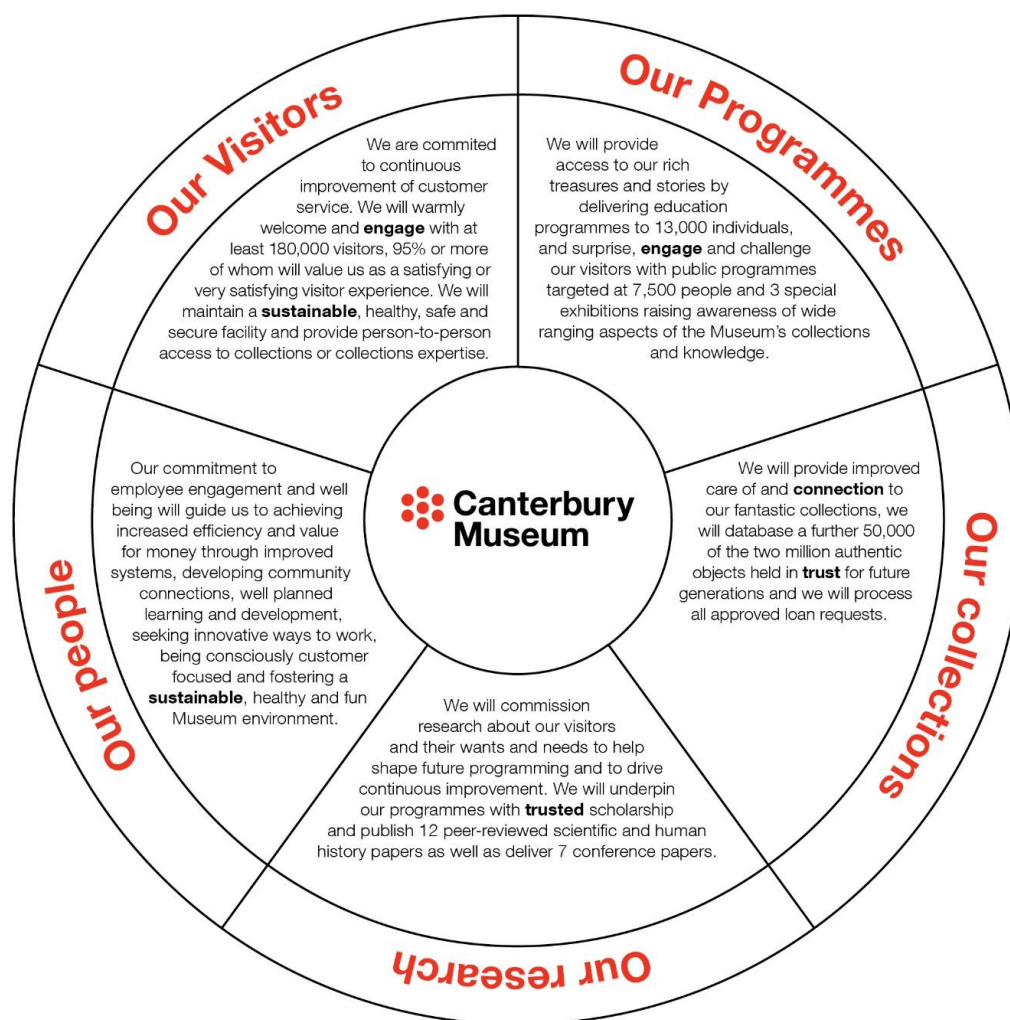
## Contents

|   |           |
|---|-----------|
| <b>1. Introduction.....</b>   | <b>5</b>  |
| 1.1 Executive Summary .....   | 6         |
| 1.2 Vision and Values Statement .....                                     | 8         |
| 1.3 The Museum Organisation .....   | 8         |
| 1.4 Organisational Chart .....  | 9         |
| <b>2. Requirements of the Canterbury Museum Trust Board Act 1993.....</b> | <b>10</b> |
| <b>3. 2025/26 performance objectives .....</b>                            | <b>12</b> |
| <b>4. Budget .....</b>  | <b>14</b> |
| 4.1 Introduction .....  | 14        |
| 4.2 Operational budget .....  | 15        |
| 4.3 Capital Budget .....  | 16        |
| <b>5. Summary of significant accounting policies .....</b>                | <b>19</b> |
| <b>6. Seven-year forecasts.....</b>                                       | <b>23</b> |
| 6.1 Introduction .....  | 23        |
| 6.2 Seven-year forecast – operations .....                                | 24        |
| 6.3 Seven-year forecast – capital.....                                    | 25        |
| 6.4 Operations and capital levies .....                                   | 26        |



## Our Contract 2025/26

We contract with our community to deliver these great things in return for our annual funding.



### Operating budget 2025/26

|   |                         |                     |
|---|-------------------------|---------------------|
| <b>Revenue</b>                                      | <b>Levy</b>             | <b>\$11,043,189</b> |
| <b>Expenses</b>                                     | Employment remuneration | 7,244,030           |
|   | Collections & Research  | 2,001,466           |
|   | Public Engagement       | 1,667,473           |
|   | Operations              | 862,480             |
|   |                         | <b>11,775,449</b>   |
| <b>Net Deficit from base operational activities</b> |                         | <b>(732,260)</b>    |
| Self-generating revenue                             |                         | 1,611,747           |
| Self-generating expenditure                         |                         | (889,870)           |
| <b>Net operating deficit</b>                        |                         | <b>(10,383)</b>     |

## 1. Introduction

Canterbury Museum Trust Board maintains and develops Canterbury Museum in Ōtautahi Christchurch, Aotearoa New Zealand.

Since July 2023, we have operated the *Canterbury Museum Pop-Up* at 66 Gloucester Street. This will continue until the new Museum on Rolleston Avenue is reopened in mid 2029. The pop-up Museum is proving to be very successful, maintaining our presence in the central city and attracting very good visitor numbers.

*Quake City*, the Museum's special exhibition telling stories from the Waitaha Canterbury earthquakes, has continued to see record visitor numbers, exceeding pre-Covid levels. Ravenscar House Museum, which the Museum owns and operates is also benefitting from increased visitor numbers. The house museum, gifted by Jim and Susan Wakefield through their Ravenscar Trust, opened in November 2021. The building is an award-winning architectural gem and a home to Jim and Susan's extraordinary collection of New Zealand art and objects, and classical antiquities.

The objectives of Canterbury Museum as expressed in the Canterbury Museum Trust Board Act 1993 are:

- To collect, preserve, act as a regional repository for, research, display and otherwise make available to the people of the present and future, material and information relating to the natural and cultural heritage of New Zealanders
- To promote interest and education in the natural and cultural heritage of New Zealanders
- To place particular emphasis on those activities as they relate to the greater Canterbury region, the Antarctic and Subantarctic, and where appropriate, their relationships in a wider global context.

In 2022 the Canterbury Museum Trust Board approved a Strategic Plan to be implemented through successive annual plans up to 2027.

This Annual Plan presents the Board's operational and developmental priorities for the year 2025/26 within the setting of the Strategic Plan. In 2023, the Board also adopted Te Rautaki Kākano Rua, a bicultural strategy which will guide our development over the next 5 years.

The Board acknowledges the ongoing major financial support of Christchurch City Council, Hurunui District Council, Selwyn District Council, Waimakariri District Council, the New Zealand Government, Mason Foundation, R S Allan Memorial Fund, Adson Trust and Friends of the Canterbury Museum.

## 1.1 Executive Summary

In 2025/26 the overall intent is to focus on five main streams of work.

- The continuation of Business as Usual through operating the *Canterbury Museum Pop-Up*, *Quake City* and Ravenscar House Museum. We will continue to stage temporary exhibitions, public programmes and events (including in outreach locations within the four contributing council areas such as public libraries and community facilities). Museum educators will continue to deliver programmes in schools throughout the funding areas. The day-to-day operations of the Museum in collections care and documentation, research, building maintenance and security will continue as usual.
- Providing strategic direction, guidance and support to the Museum redevelopment project through a Project Control Group comprising two Museum Trust Board members, the Tumuaki | Director, Project Director, Lead Architect, Cost Manager, representative of local government funding bodies and an independent construction industry advisor. Deliver the following key milestones in the year:
  - Complete the strengthening of the Robert McDougall Gallery with the temporary support structure and piles so that the building can be separated from the existing basement. Demolish and excavate the old basement.
  - Complete the 12-metre-deep outer basement wall around the perimeter of the Gallery and the area where the twentieth Museum buildings have been demolished. This will create the outside wall of what will become the Museum's base-isolated collection storage basement.
  - Start construction of the base-isolated basement and new 5-level above ground building, following the contract award to Leighs Construction, November 2024.
- Planning and raising the funds required to complete the redevelopment Phase 1 Construction Project and the Phase 2 New Visitor Experience development and implementation.
- With the projected total cost of the redeveloped Museum now \$247 million, up 20.5% from \$205 million in 2022, we are focused on bridging the current funding shortfall of \$86.6 million.
- Planning, developing and building the New Visitor Experience (NVE) for the new Museum in consultation with our communities and stakeholders. We have started 28 of the 60 plus NVE projects to date. These include new exhibition and displays, reinstalling old favourites, *Fred and Myrtle's Paua Shell House* and *The Christchurch Street*, and reimagining *Discovery* and the Antarctic Gallery spaces. We will start work on a further 18 NVE projects in the 2025/26 year.
- Maintaining momentum of the Inventory Project, working through the entire collection – about 2.3 million objects – to ensure that every object has a record in the Vernon database, with an up-to-date location and a photograph where appropriate. This is an essential contribution to the New Visitor Experience work over the next 5 years.

Alongside the physical redevelopment of the Museum and the projects to advance the visitor experience and inventory of the collection, we have embarked on a cultural redevelopment journey, in partnership with mana whenua. Our aim is to develop and deepen relationships with mana whenua as we reimagine and redevelop not just the buildings, but the institution itself.

Principal activities to be carried out by the Museum during 2025/26 appear in the Performance Objectives (Section 3) and are summarised below.

#### **Our Visitors**

- Achieve visitor numbers of 180,000 across all sites and maintain a highly-rated visitor experience.
- Ensure visitors remain in a safe environment with no notifiable events.

#### **Our Programmes**

- Develop, deliver and evaluate 3 special exhibitions, education programmes to 13,000 individuals and public programmes to 7,500 people.
- Maintain or increase current levels of activity in other operational areas, eg responding to enquiries, achieving media hits, participating in external organisations and providing research advice support.

#### **Our Collections**

- Continue the inventory project which is recording and verifying every object in the Museum collection.
- Continue to make collections more accessible by adding records and images to Collections Online.

#### **Our Research**

- Research and produce papers for the *Records of the Canterbury Museum* and other publications.
- Present research papers at conferences and continue to maintain adjunct positions in allied research institutions.

#### **Our people and working environment**

- Maintain healthy, safe, secure facilities for our visitors and staff.
- Support staff with learning and development initiatives.

#### **Museum Redevelopment Construction Project**

- Deliver construction milestones for the redevelopment to agreed targets.

#### **New Visitor Experience**

- Plan and manage development of the New Visitor Experience.
- Develop and implement fundraising strategy for the New Visitor Experience.

#### **Projects & Strategy Delivery**

- Complete a Museum-wide IT strategy review.
- Complete business cases for redevelopment operations.



## 1.2 Vision and Values Statement

**He kōpapa taonga, he pātaka korero, hei kai mā Waitaha, hei kai mā te ao**

**A storehouse of treasures, a repository of knowledge for Canterbury and for the world**

### **Te Whakatakanga Our Mission**

Celebrating Waitaha Canterbury and discovering the world through innovative, accessible and sustainable collection care, public programmes and research.

### **Ā Mātou Mahi What we do**

Canterbury Museum acquires and cares for world-wide collections of human and natural history, with a focus on the Ngāi Tahu rohe, Waitaha Canterbury and the Antarctic.

Access to these collections drives research, inspires learning and ignites imagination through stories that surprise and delight our visitors.

### **Ō Mātou Tikanga The Values We Live By**

We ENGAGE positively with our visitors.

We work COLLABORATIVELY with each other and with our communities.

We are ACCOUNTABLE for what we do.

We always act with INTEGRITY.

## 1.3 The Museum Organisation

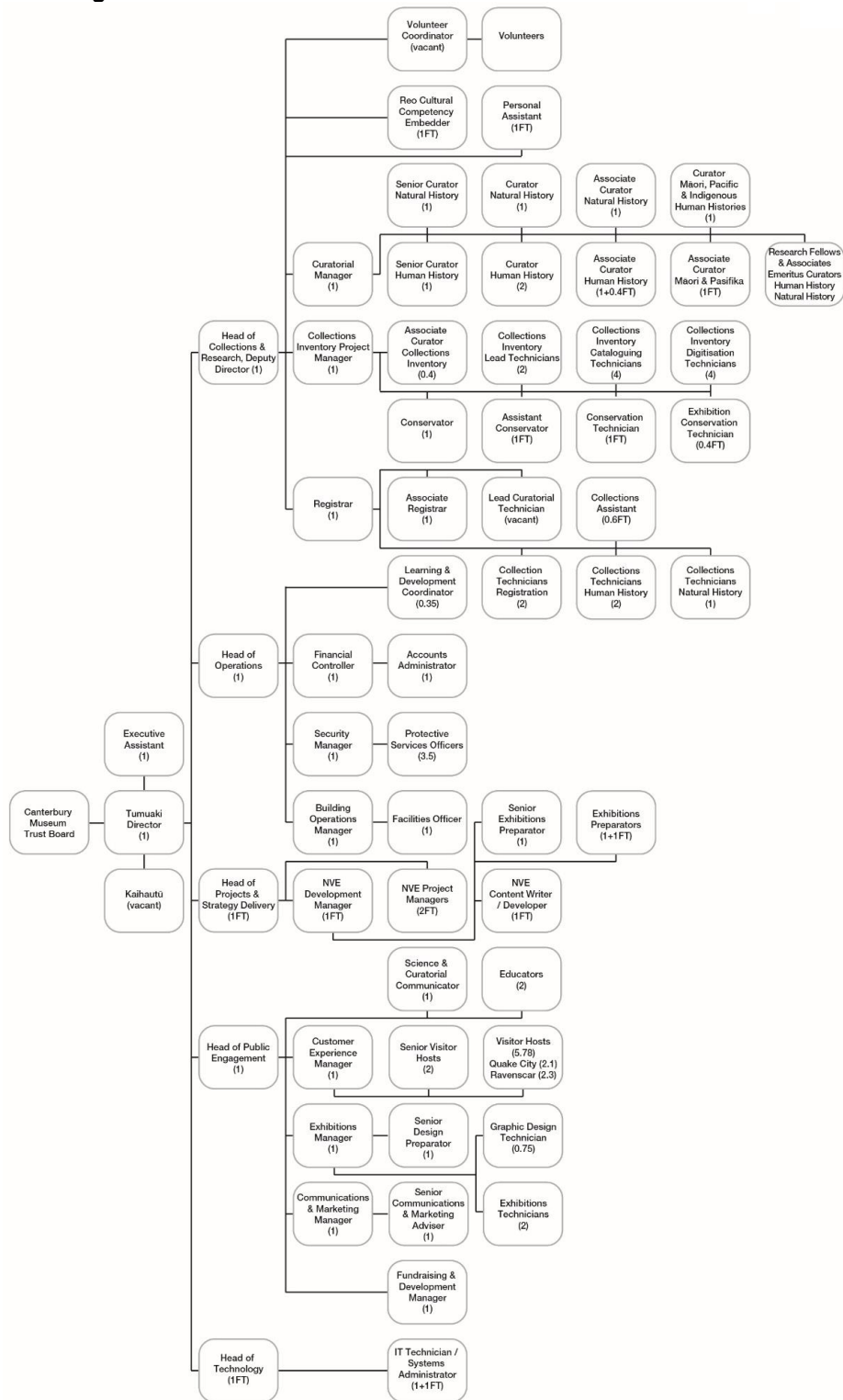
Canterbury Museum is governed by the Canterbury Museum Trust Board. The appointment of trustees and the Board's responsibilities are set out in the Canterbury Museum Trust Board Act 1993.

The Museum has recently reviewed its organisational structure given the needs of developing the visitor experience for the new Museum over the next four years. It is anticipated that at the beginning of the 2025/26 financial year there will be 84 full-time equivalent (FTE) establishment and fixed term staff (which is an increase from 79 FTE last year):

|                          |       |
|--------------------------|-------|
| Directorate              | 2.00  |
| Collections and Research | 35.80 |
| Public Engagement        | 24.93 |
| Operations               | 9.85  |
| New Visitor Experience   | 8.00  |
| Technology               | 3.00  |

Due to the high level of rostering in front-of-house positions the 84 FTE is represented by approximately 88 staff (83 staff last year).

## 1.4 Organisational Chart



March 2025

## **2. Requirements of the Canterbury Museum Trust Board Act 1993**

Section 15 of the Canterbury Museum Trust Board Act 1993 requires that:

- (1) The Board shall prepare and adopt, for each financial year ending with 30 June, an annual plan which outlines:
  - (a) In particular terms for the financial year in which the plan is adopted and in general terms for each of the following two financial years:
    - (i) The intended significant policies and objectives of the Board  
These are outlined in Sections 1 and 5. A detailed Operating (Policy and Procedures) Manual is available for inspection at the office of the Director.
    - (ii) The nature and scope of significant activities to be undertaken  
These are outlined in Section 3.
    - (iii) Performance objectives together with performance targets and other measures by which performance may be judged in relation to the objectives  
These are set out in Section 3.
  - (b) In particular terms for the financial year in which the report is adopted, and in general terms for each of the following two financial years, in total and for each significant activity of the Board:
    - (i) The indicative costs, including an allowance for depreciation of plant  
These are set out in Section 4.
    - (ii) The sources of funds and the amount of any proposed levies  
These are set out in Section 4.
- (2) The plan shall include an explanation of any significant changes between policies, objectives and activities, and performance targets specified in the plan as being those for the financial year in which the plan is adopted and those specified in the plan for the immediately preceding financial year as being those for the financial year in which the plan is adopted.

There are no significant changes between the objectives, activities and performance targets specified in the plan as between those in this 2025/26 financial year and those for the immediately preceding 2024/25 financial year.

The Museum will continue to fulfil the current year (2024/25) objectives.
- (3) The draft annual plan shall be referred to contributing authorities for a period of six weeks concluding no later than 31 May in each year or such earlier date as agreed by mutual consultation with contributing authorities.

This draft annual plan was referred to the contributing Local Authorities for a period of six weeks from Friday 14 March 2025 concluding on Friday 25 April 2025.
- (4) The Board shall consider all submissions received in respect of the draft annual plan and amend it as considered appropriate prior to adoption by the Board no later than two weeks following the period referred to in subsection (3) of section 15.
- (5) A copy of the annual plan, when adopted, shall forthwith be sent to each contributing local authority.

Section 16 of the Canterbury Museum Trust Board Act 1993 requires that:

- (1) The levies proposed in the draft annual plan shall be deemed to have been approved by all contributing authorities and binding on them once the annual plan is adopted unless either the Christchurch City Council or 2 or more of the remaining contributing

authorities give notice in writing objecting to the levies proposed therein during the period referred to in section 15(3).

- (2) Within 14 days of the receipt of such notice, the Board shall convene a meeting of all contributing authorities to be held not later than 1 month following that date referred to in Section 15(3) of this Act.
- (3) At that meeting each contributing authority may be represented by 1 delegate. The delegates attending the meeting shall hear such submissions as the Board may make in support of its budget and levy. The Christchurch City Council or not less than 3 other contributing authorities may resolve that the total levy be reduced to an amount being not less than the total levy made in respect of the previous year.



Araiteuru will be the Māori heart of the new Museum. Image: Athfield Architects

### 3. 2025/26 performance objectives

Our KPI's for 2025/26 prioritise mahi towards New Visitor Experience (NVE) and Inventory Project, while maintaining the needs of our community with Business as Usual.

The following performance objectives describe the principal activities to be carried out by the Museum during the 2025/26 year.

In addition, there will be many other activities furthering the overall objectives of the Museum contained in the 2025/26 Performance Plans of individual staff members.

| Objectives   | Targets                     |
|--|-----------------------------|
| <b>1. Our visitors</b>   |                             |
| 1.1 Achieve visitor numbers  | 180,000                     |
| 1.2 Achieve visitor donations  | \$70,000                    |
| 1.3 Achieve % of visitors rating their Museum experience as satisfied or very satisfied  | ≥ 95%                       |
| 1.4 Achieve visitor numbers for <i>Quake City</i>  | 85,000                      |
| 1.5 Ensure staff have completed relevant customer service training   | 95%                         |
| 1.6 Ensure all Museum premises occupants remain in an environment where zero Notifiable Events arise through negligence of the PCBU's business or undertaking  | Achieve                     |
| 1.7 Number of unique visits to Museum websites by our digital visitors   | 230,000                     |
| 1.8 Social media engagement (eg comments, interactions, shares, likes)   | 150,000                     |
| <b>2. Our programmes</b>   |                             |
| 2.1 Develop, deliver and evaluate 3 special exhibitions  | 3                           |
| 2.2 Tour an exhibit to the four local council areas to reach a visitor target of   | 170,000                     |
| 2.3 Achieve 13,000 individuals receiving a Museum education programme throughout the contributing council areas delivered either by Museum staff or their own teacher (including 11,000 school students) | 13,000<br>(11,000)          |
| 2.4 Achieve 7,500 individuals engaging in a Museum delivered public programme  | 7,500                       |
| 2.5 100% of external written/phone/email enquiries will be acknowledged within 2 working days and answered within 5 working days (total number to be reported)   | 100%                        |
| 2.6 Achieve 700 media hits (via print, broadcast, and online media)  | 700                         |
| 2.7 Actively participate in professional associations/external bodies  | 40                          |
| 2.8 Provide outreach advice and support to other Canterbury museums and related organisations (number of interactions)   | 200                         |
| <b>3. Our collections</b>  |                             |
| 3.1 Process 100% of newly offered objects received between 1 April 2025 and 31 March 2026 in the 2025/26 financial year  | 100%<br>(Max. 700 acquired) |
| 3.2 Create new inventory records and check and verify new and existing Vernon records  | 50,000                      |
| 3.3 Process 100% of all approved loan requests (total number of objects loaned)  | 100%                        |
| 3.4 Provide access to collections or collections expertise in response to 100% of requests (total number to be reported)   | 100%                        |
| 3.5 Make collections more accessible by adding records and images to Collections Online  | 50,000                      |
| 3.6 Complete conservation treatment of collection items ready for new visitor experience   | 700                         |

|           |  |         |
|-----------|--|---------|
| <b>4.</b> | <b>Our research</b>  |         |
| 4.1       | Peer-reviewed research papers accepted for publication   | 12      |
| 4.2       | Publish research via popular formats, including blogs  | 10      |
| 4.3       | Peer review external articles or supervise a thesis  | 15      |
| 4.4       | Publish one volume of <i>Records of the Canterbury Museum</i>  | 1       |
| 4.5       | Present conference papers  | 7       |
| 4.6       | Adjunct positions held in research institutions  | 3       |
| 4.7       | Undertake professional visitor survey research to drive continuous improvement   | Achieve |
| <b>5.</b> | <b>Our people and working environment</b>  |         |
| 5.1       | Maximise return on investment funds within the Museum's Investment Policy  | 3.42%   |
| 5.2       | Achieve timely audit to a pre-agreed plan with the only qualification being agreed departure from accounting standards as regards valuation and capitalisation of heritage assets                    | Achieve |
| 5.3       | Achieve an end-of-year financial result within budget  | Achieve |
| 5.4       | Achieve learning and development hours   | 1,800   |
| 5.5       | Review risk register quarterly for report to the Audit and Risk Committee  | Achieve |
| 5.6       | Maintain healthy, safe and secure facilities in accordance with Building Compliance schedules by completing regular cyclical maintenance and achieving Building Warrants of Fitness for Museum sites | Achieve |
| 5.7       | Seek an employee engagement mean score within the two top bands of best practice, being 3.9 or higher as indicated by the annual Gallup Q12 survey, underpinned by a people and capability strategy  | Achieve |
| 5.8       | Answer 100% of IT helpdesk requests within 2 working days  | 100%    |
| <b>6.</b> | <b>Museum Redevelopment Construction Project</b>   |         |
| 6.1       | Maintain an up-to-date construction project plan   | Achieve |
| 6.2       | Update construction staging plan for monthly reporting to the Board  | Achieve |
| 6.3       | Report quarterly on the Redevelopment construction fundraising target to the Board   | Achieve |
| 6.4       | Deliver the construction milestones to the agreed targets  | Achieve |
| <b>7.</b> | <b>New Visitor Experience</b>  |         |
| 7.1       | Maintain an up-to-date project plan and manage planning for the New Visitor Experience   | Achieve |
| 7.2       | Report quarterly on the Redevelopment New Visitor Experience fundraising strategy to the Board   | Achieve |
| 7.3       | Lead project planning and resource management to ensure effective delivery of NVE milestones with at least 15 NVE pods launched  | Achieve |
| 7.4       | 10 NVE pods progressed to Developed Design stage 3   | Achieve |
| <b>8</b>  | <b>Projects &amp; Strategy Delivery</b>  |         |
| 8.1       | Complete a Museum-wide IT Strategy review and improvement development project through a review of systems, processes and resourcing for technology to future-proof Museum operations                 | Achieve |
| 8.2       | Research, complete and present business cases for retail, merchandising, café operations, and functions/events to ELT  | Achieve |

## 4. Budget

### 4.1 Introduction

The level of operational levy increase requested from contributing local authorities is 3.1%.

The funded depreciation has been removed from the operating budget for the next 4 years and included as part of the capital budget funded by the contributing local authorities.

The base operating deficit for the 2025/26 financial year is (\$732,260) with a net operating deficit, including self-generated income, of (\$10,383).

In 2020 Christchurch City Council advised that they were trying to achieve substantial savings across the board, largely as a result of the Covid-19 pandemic, and requested a 0% levy increase. The resulting levy increase for 2021/22 and 2022/23 was 0.29% (effective 0% for CCC) and 0.65% (effective 0% for CCC) respectively. In 2023/24 the Board approved a budget increase of 22% for consultation. After meeting with the Councils Consultative Committee, it was agreed that depreciation for the next five years will be capitalised and added to the redevelopment project funding in each contributing council's long-term plan. Payment of this portion of the 'operating levy' as capital means Councils can borrow and thus lessen their load on rates. This resulted in a 4.5% increase in operating levies for 2023/24.

Whilst it would be preferable for the base operating result to be break-even, the Museum has agreed that we will aim for a break-even scenario after the self-generated revenue/expenditure.

The 2024/25 Annual Plan has been used as the basis for the LTP projections for the Councils. Whilst we had forecast levy increases of 5% increases for the next four years, with small surpluses and deficits, the CCC has recommended levy increases that achieve break-even. These increases are 5.4%, 3.1%, 3.7% and 7.8% (which are an average of 5.0%).

The following assumptions have been made in the draft 2025/26 operations budget.

- An operating expense inflationary adjustment of 2.5% has been applied
- Increases in remuneration spend to support the required investment in IT upgrades as we move towards the new Museum and to support the delivery of the New Visitor Experience
- A 3.0% cost of living adjustment made for remuneration expenses
- Continued deferral of Ravenscar House building depreciation
- Continued growth of *Quake City* admissions
- An operating levy increase of 3.1%.

Overhead and administration expenses are allocated to each division of Collections and Research, Public Engagement and Operations based on staff numbers.

Collection acquisitions which are funded by way of bequests and the interest income on these bequests are shown separately in the operational budget (Section 4.2).

Budgeted capital grants are recognised as the redevelopment expenditure is incurred (Section 4.3).

A detailed breakdown of revenue, expense and depreciation items is provided in the notes to the operational and capital budgets (Section 4.4).



## 4.2 Operational budget

### CANTERBURY MUSEUM TRUST BOARD Operational budget

|   | Note | Actual<br>2023/24 | Forecast<br>2024/25 | Budget<br>2025/26 | Budget<br>2026/27 | Budget<br>2027/28 |
|---|------|-------------------|---------------------|-------------------|-------------------|-------------------|
| <b>Base Operating Activities</b>          |      |                   |                     |                   |                   |                   |
| Operating levy increase                   |      | 4.50%             | 5.40%               | 3.1%              | 3.7%              | 7.8%              |
| Operating levy                            |      | 10,162,377        | 10,711,143          | 11,043,189        | 11,451,787        | 12,345,026        |
| <b>Base Operating Expenditure</b>         |      |                   |                     |                   |                   |                   |
| Employee remuneration                     |      | 6,001,342         | 6,972,474           | 7,244,030         | 7,529,108         | 7,855,461         |
| Collections Research division             | 3    | 1,945,465         | 1,886,215           | 2,001,466         | 2,036,260         | 2,387,342         |
| Public Engagement division                | 4    | 1,462,156         | 1,557,442           | 1,667,473         | 1,728,329         | 1,972,217         |
| Operations division                       | 5    | 922,713           | 822,499             | 862,480           | 882,149           | 905,425           |
| Depreciation                              | 6    | -                 | -                   | -                 | -                 | -                 |
|   |      | 10,331,675        | 11,238,630          | 11,775,449        | 12,175,846        | 13,120,446        |
| <b>Base Operating (Deficit)</b>           |      | <b>(169,298)</b>  | <b>(527,486)</b>    | <b>(732,260)</b>  | <b>(724,059)</b>  | <b>(775,420)</b>  |
| <b>Self-Generated Revenue</b>             |      |                   |                     |                   |                   |                   |
| Commercial activities                     | 1    | 1,680,124         | 1,332,900           | 1,502,341         | 1,540,573         | 1,582,938         |
| Donations and grants                      | 2    | 216,682           | 201,908             | 109,406           | 110,215           | 131,046           |
|   |      | 1,896,806         | 1,534,808           | 1,611,747         | 1,650,787         | 1,713,984         |
| <b>Self-Generated Expenditure</b>         |      |                   |                     |                   |                   |                   |
| Employee remuneration                     |      | 423,972           | 421,897             | 321,532           | 330,374           | 339,459           |
| Collections & Research                    | 3    | 63,597            | 29,177              | 29,406            | 30,215            | 31,046            |
| Public Engagement                         | 4    | 201,497           | 193,300             | 189,535           | 194,747           | 200,102           |
| Operations                                | 5    | 367,088           | 365,046             | 349,397           | 359,006           | 368,878           |
|   |      | 1,056,154         | 1,009,420           | 889,870           | 914,341           | 939,485           |
| <b>Net Self-Generated Surplus</b>         |      | <b>840,652</b>    | <b>525,388</b>      | <b>721,877</b>    | <b>736,446</b>    | <b>774,499</b>    |
| <b>Net Operating Surplus/(Deficit)</b>    |      | <b>671,354</b>    | <b>(2,099)</b>      | <b>(10,383)</b>   | <b>12,387</b>     | <b>(921)</b>      |
| <b>Non Operating income/(expenditure)</b> |      |                   |                     |                   |                   |                   |
| Investment income on Project funds        | 1    | 1,729,467         | 700,000             | 700,000           | 420,000           | 380,000           |
| plus capital grants                       | 7    | 25,821,539        | 31,112,000          | 31,889,525        | 57,500,758        | 67,631,093        |
| plus bequest income                       |      | 2,047,471         | 300,000             | 300,000           | 320,000           | 340,000           |
| plus interest on trust and bequest funds  |      | 676,055           | 500,000             | 500,000           | 500,000           | 500,000           |
| less relocation expenses                  |      | (470,037)         | -                   | -                 | -                 | -                 |
| less capital levy funded depreciation     | 6    | (1,994,184)       | (1,574,100)         | (1,574,100)       | (1,580,600)       | (1,493,400)       |
| less bequest funded acquisitions          |      | (3,646,868)       | (500,000)           | (500,000)         | (500,000)         | (500,000)         |
| <b>Net Annual Report Surplus</b>          | 8    | <b>24,834,798</b> | <b>30,535,801</b>   | <b>31,305,042</b> | <b>56,672,545</b> | <b>66,856,772</b> |



**4.3 Capital Budget**

|   | Note     | Actual<br>2023/24 | Budget<br>2024/25 | Budget<br>2025/26 | Budget<br>2026/27 | Budget<br>2027/28 |
|---|----------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Capital expenditure                             |          | 3,012,346         | 700,000           | 700,000           | 800,000           | 900,000           |
| Asset replacement/gallery redevelopment reserve |          | (3,012,346)       | (700,000)         | (700,000)         | (800,000)         | (900,000)         |
| <b>Fixed asset expenditure</b>                  | <b>9</b> | -                 | -                 | -                 | -                 | -                 |
| Museum Redevelopment works                      | <b>7</b> | 7,127,375         | 31,112,000        | 31,889,525        | 57,500,758        | 67,631,093        |
| <b>Net capital budget</b>                       |          | <b>7,127,375</b>  | <b>31,112,000</b> | <b>31,889,525</b> | <b>57,500,758</b> | <b>67,631,093</b> |

**4.4 Notes to the operational and capital budgets**

|   |                  |                  |                  |                  |                  |
|---|------------------|------------------|------------------|------------------|------------------|
| <b>1 Commercial activities (exchange transactions)</b>    |                  |                  |                  |                  |                  |
| Lease income  | 97,162           | 86,005           | 95,026           | 97,639           | 100,324          |
| Image Service income                                      | 4,552            | 5,000            | 5,000            | 5,138            | 5,279            |
| Exhibitions income  | 3,546            | -                | -                | -                | -                |
| Other trading income                                      | 1,574,864        | 1,241,895        | 1,402,315        | 1,437,796        | 1,477,336        |
| Realised gain/(loss) on sale of investments               | (392,192)        | -                | -                | -                | -                |
| Interest on operating funds                               | 1,761,766        | 500,000          | 500,000          | 320,000          | 270,000          |
| Dividends on operating funds                              | 359,893          | 200,000          | 200,000          | 100,000          | 110,000          |
|   | <u>3,409,591</u> | <u>2,032,900</u> | <u>2,202,341</u> | <u>1,960,573</u> | <u>1,962,938</u> |
| <b>2 Donations and grants (non-exchange transactions)</b> |                  |                  |                  |                  |                  |
| Donations admission                                       | 68,433           | 50,000           | 70,000           | 70,000           | 90,000           |
| Donations and bequests                                    | 1,626            | 1,500            | -                | -                | -                |
| Grants  | 146,624          | 150,408          | 39,406           | 40,215           | 41,046           |
|   | <u>216,682</u>   | <u>201,908</u>   | <u>109,406</u>   | <u>110,215</u>   | <u>131,046</u>   |
| <b>3 Collections &amp; Research</b>                       |                  |                  |                  |                  |                  |
| Collections Inventory                                     | 651,525          | 549,888          | 592,654          | 602,011          | 616,881          |
| Collections Registration                                  | 423,844          | 469,462          | 486,493          | 496,979          | 809,944          |
| Curatorial  | 933,692          | 896,041          | 951,725          | 967,485          | 991,563          |
|   | <u>2,009,061</u> | <u>1,915,392</u> | <u>2,030,872</u> | <u>2,066,474</u> | <u>2,418,388</u> |
| <b>4 Public Engagement</b>                                |                  |                  |                  |                  |                  |
| Communications  | 342,237          | 360,215          | 373,810          | 382,933          | 393,182          |
| Customer Experience & Education                           | 751,240          | 760,727          | 818,899          | 832,059          | 852,669          |
| Exhibitions   | 570,176          | 629,800          | 664,299          | 708,084          | 926,468          |
|   | <u>1,663,653</u> | <u>1,750,742</u> | <u>1,857,008</u> | <u>1,923,076</u> | <u>2,172,319</u> |
| <b>5 Operations</b>                                       |                  |                  |                  |                  |                  |
| IT  | 140,680          | 152,978          | 159,222          | 163,022          | 167,365          |
| Building Operations                                       | 710,380          | 760,593          | 754,327          | 773,914          | 794,916          |
| Security  | 438,741          | 273,974          | 298,328          | 304,218          | 312,023          |
|   | <u>1,289,801</u> | <u>1,187,545</u> | <u>1,211,878</u> | <u>1,241,155</u> | <u>1,274,304</u> |

|   | Actual<br>2023/24 | Budget<br>2024/25 | Budget<br>2025/26 | Budget<br>2026/27 | Budget<br>2027/28 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>6 Depreciation</b>                   |                   |                   |                   |                   |                   |
| Buildings                               | 1,032,365         | 777,200           | 777,200           | 777,200           | 777,200           |
| Building systems / plant                | 122,894           | 327,000           | 327,000           | 330,000           | 332,000           |
| Security                                | 115,865           | 100,000           | 100,000           | 105,000           | 73,000            |
| Exhibition galleries                    | 13,587            | 13,000            | 13,000            | 17,000            | 19,000            |
| Front of house fixed facilities         | 1,943             | 4,200             | 4,200             | 3,700             | 1,500             |
| Collection stores                       | 231,816           | 115,000           | 115,000           | 117,000           | 115,000           |
| Back of house fixed facilities          | 132,103           | 7,700             | 7,700             | 7,700             | 7,700             |
| Furniture fittings and equipment        | 182,322           | 115,000           | 115,000           | 123,000           | 85,000            |
| Information technology and audio visual | 161,289           | 115,000           | 115,000           | 100,000           | 83,000            |
| Museum Redevelopment Project            | -                 | -                 | -                 | -                 | -                 |
|   | <b>1,994,184</b>  | <b>1,574,100</b>  | <b>1,574,100</b>  | <b>1,580,600</b>  | <b>1,493,400</b>  |

**7 Capital grants**

Capital Grants are only recognised when the redevelopment expenditure has been spent.

**8 Income**

|   |                   |                   |                   |                   |                   |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| Levies                                      | 10,162,377        | 10,711,143        | 11,043,189        | 11,451,787        | 12,345,026        |
| Grants                                      | 146,624           | 150,408           | 39,406            | 40,215            | 41,046            |
| Capital Grants                              | 25,821,539        | 31,112,000        | 31,889,525        | 57,500,758        | 67,631,093        |
| Bequest income                              | 2,047,471         | 300,000           | 300,000           | 320,000           | 340,000           |
| Donations admission                         | 68,433            | 50,000            | 70,000            | 70,000            | 90,000            |
| Donations and bequests                      | 1,626             | 1,500             | -                 | -                 | -                 |
| Trading activities                          | 1,680,124         | 1,332,900         | 1,502,341         | 1,540,573         | 1,582,938         |
| Interest                                    | 1,761,766         | 500,000           | 500,000           | 320,000           | 270,000           |
| Interest on trust and bequest fund          | 676,055           | 500,000           | 500,000           | 500,000           | 500,000           |
| Dividends                                   | 359,893           | 200,000           | 200,000           | 100,000           | 110,000           |
| Realised gain/(loss) on sale of investments | (394,833)         | -                 | -                 | -                 | -                 |
| Total income                                | <b>42,333,715</b> | <b>44,857,951</b> | <b>46,044,461</b> | <b>71,843,332</b> | <b>82,910,103</b> |

**Expenses**

|                                |           |           |           |           |           |
|--------------------------------|-----------|-----------|-----------|-----------|-----------|
| ACC levies                     | 11,460    | 42,156    | 43,389    | 44,583    | 45,809    |
| Audit fees                     | 73,381    | 63,816    | 65,411    | 67,210    | 69,058    |
| Building services              | 414,318   | 434,164   | 390,594   | 401,336   | 412,372   |
| Board expenses                 | 28,557    | 17,495    | 17,682    | 18,169    | 18,668    |
| Books and journals             | 17,388    | 24,521    | 20,134    | 20,687    | 21,256    |
| Cleaning                       | 286,752   | 293,168   | 269,293   | 276,699   | 284,308   |
| Collection acquisitions        | 3,816,311 | 834,062   | 825,014   | 825,977   | 1,126,966 |
| Depreciation                   | 1,994,184 | 1,574,100 | 1,574,100 | 1,580,600 | 1,493,400 |
| Equipment                      | 15,350    | 24,394    | 18,767    | 19,283    | 19,813    |
| Exhibition expenses            | 208,908   | 241,005   | 247,080   | 283,875   | 491,682   |
| Heat, light and power          | 224,635   | 229,432   | 235,150   | 241,617   | 248,261   |
| Human resources support        | 15,109    | 15,000    | 15,000    | 15,413    | 15,836    |
| Insurance                      | 693,931   | 625,759   | 810,778   | 820,778   | 840,778   |
| IT expenses                    | 72,635    | 94,101    | 91,204    | 93,712    | 96,289    |
| Lease                          | 1,350,579 | 1,067,688 | 1,097,994 | 1,129,165 | 1,161,226 |
| Legal fees                     | 30,146    | 24,983    | 25,608    | 26,312    | 27,036    |
| Management expenses            | 79,738    | 89,261    | 91,441    | 93,956    | 96,540    |
| Marketing and public relations | 296,258   | 334,549   | 342,770   | 352,196   | 361,881   |
| Operational expenses           | 581,001   | 614,389   | 640,713   | 638,333   | 655,887   |
| Postage and freight            | 10,898    | 9,955     | 11,204    | 11,512    | 11,828    |
| Rates                          | 31,114    | 42,782    | 43,876    | 45,083    | 46,323    |
| Recruitment                    | 30,907    | 24,983    | 25,608    | 26,312    | 27,036    |
| Remuneration                   | 6,301,615 | 7,236,624 | 7,411,278 | 7,700,956 | 8,032,034 |
| Repairs and maintenance        | 183,590   | 102,580   | 165,204   | 169,747   | 174,415   |
| Staff expenses                 | 112,239   | 115,591   | 110,894   | 113,944   | 117,077   |

|                       |            |            |            |            |            |
|-----------------------|------------|------------|------------|------------|------------|
| Staff training        | 107,362    | 110,148    | 112,902    | 116,007    | 119,197    |
| Stationery            | 19,264     | 21,420     | 21,955     | 22,559     | 23,179     |
| Strategic development | 470,037    | -          | -          | -          | -          |
| Telephone and tolls   | 21,252     | 14,022     | 14,373     | 14,768     | 15,174     |
| Total expenses        | 17,498,918 | 14,322,150 | 14,739,418 | 15,170,787 | 16,053,332 |
| <b>Net surplus</b>    | 24,834,798 | 30,535,801 | 31,305,042 | 56,672,545 | 66,856,772 |

9 **Fixed asset expenditure**

The fixed asset expenditure is equal to the depreciation expense which is now funded by a capital levy until the opening of the redeveloped Museum.

## 5. Summary of significant accounting policies

### A) REPORTING ENTITY

The Canterbury Museum Trust Board (the "Museum") is a non-profit-making permanent institution, founded by the people of Canterbury for the service and development of their community with a particular responsibility for the natural and cultural heritage of the wider Canterbury region. The Museum is created under the Canterbury Museum Trust Board Act 1993 and is a charitable organisation registered under the Charities Act 2005. It is located at Rolleston Avenue, Christchurch, New Zealand.

These financial statements are for the reporting entity, Canterbury Museum Trust Board, and are prepared pursuant to Section 28 of the Canterbury Museum Trust Board Act 1993.

### B) BASIS OF PREPARATION & MEASUREMENT BASE

The Museum followed the accounting principles recognised as appropriate for the measurement and reporting of revenue and expenses and financial position on a historical cost basis, as modified by the fair value measurement of certain items of property, plant and equipment and financial assets.

These financial statements have been prepared in accordance with generally accepted accounting practice in New Zealand ("NZ GAAP"). They comply with Public Benefit Entity International Public Sector Accounting Standards ("PBE IPSAS") and other applicable Financial Reporting Standards as appropriate that have been authorised for use by the External Reporting Board for Public Sector entities, with the exception of PBE IPSAS 17 'Property, Plant and Equipment' as stated in Note 1(d)(viii). For the purposes of complying with NZ GAAP, the Museum is a public benefit not-for-profit entity and is eligible to apply Tier 2 Public Sector PBE IPSAS on the basis that it is a large not-for-profit organisation. The financial statements have been prepared in accordance with Tier 2 PBE standards and the Museum has taken advantage of all applicable Reduced Disclosure Regime (RDR) concessions. The financial statements have been prepared on the basis that the Museum is a going concern.

The information is presented in New Zealand dollars, which is the Museum's functional and presentation currency.

#### ***Changes in accounting policy***

PBE IPSAS 41 Financial Instruments replaces PBE IPSAS 29 Financial Instruments:

Recognition and Measurement and is effective for the year ending 30 June 2024. The main changes under the standard relevant to the Museum are:

- New financial asset classification requirements for determining whether an asset is measured at fair value or amortised cost.
- A new impairment model for financial assets based on expected losses, which might result in the earlier recognition of impairment losses.
- Other changes include reclassifying held-to-maturity/loans & receivables to amortised cost and available-for-sale financial assets to fair value through other comprehensive revenue or expenses (equity instruments).

The Museum's initial assessment is there will be little change as a result of adopting the new standard as the requirements are similar to those contained in PBE IPSAS 29.

### C) JUDGEMENT AND ESTIMATION UNCERTAINTY

The preparation of financial statements of necessity involves judgement and estimation. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable. Actual results may differ from these estimates. The key sources of estimation that have had the most significant effect on the amounts recognised in the financial statements are presented in Note 18.

### D) SPECIFIC ACCOUNTING POLICIES

The following specific accounting policies which materially affect the measurement of revenue and expenses and financial position have been applied consistently to both reporting periods:

#### ***i) Revenue***

Revenue is recognised to the extent that it is probable that the economic benefit will flow to the Museum and revenue can be reliably measured. Revenue is measured when earned at the fair value of consideration received or receivable. The following specific recognition criteria must be met before revenue is recognised.

#### **Revenue from non-exchange transactions**

##### **Local authority operating levies**

Local authority operating levies are recognised as revenues when levied.

##### **Grants and donations**

Grants and donations, including Government grants, are recognised as revenue when received. When there are

conditions attached which require repayment of the grants and donations if they are not met, revenues are recognised when the conditions for their use are met. Where there are unfulfilled conditions attached to the revenue, the amount relating to the unfulfilled condition is recognised as a liability and released to revenue as the conditions are fulfilled.

#### **Bequests**

Bequests are recognised in the statement of comprehensive revenue and expenses upon receipt. Where contributions recognised as revenue during the reporting period were obtained on the restriction that they be expended in a particular manner or used over a particular period, and those restrictions were undischarged as at the reporting date, the amounts pertaining to those undischarged restrictions are transferred to trust and bequests reserve in equity and the nature of such restrictions are disclosed in the notes to the financial statements.

#### **Capital donation**

Capital donations are recognised as non-operating revenue when received.

#### **Revenue from exchange transactions**

##### **Discovery income, image service income and other revenues**

Discovery income, image service income and other operating revenues are recognised when services have been performed or goods provided.

#### **Lease income**

Revenue is recognised on a straight-line basis over the rental period. The Museum Store and Café lease agreements are reviewed and renewed annually.

#### **Interest income**

Interest is recognised in the Statement of Comprehensive Revenue and Expenses as it accrues using the effective interest rate method.

#### **Dividend income**

Dividends from equity instruments are recognised when the shareholder's rights to receive payment have been established.

ii) **Budget figures.** The budget figures are from the Canterbury Museum Trust Board Annual Plan that was approved by the Board on 12 June 2023. Budget figures have been prepared in accordance with PBE IPSAS, using accounting policies that are consistent with those adopted by the Board in preparing these financial statements.

iii) **Offsetting of income and expenses.** Income and expenses are not offset unless required or permitted by an accounting standard. Items of income and expenses are offset when offsetting reflects the substance of the transaction or other event. In addition, gains or losses arising from a group of similar transactions are reported on a net basis, unless items of gains or losses are material, in which case they are reported separately.

iv) **Income tax.** The Museum has charitable status and accordingly no taxation expense or liability is recognised in the financial statements.

v) **Financial instruments.** Financial instruments are transacted on a commercial basis to derive an interest yield/cost with terms and conditions having due regard to the nature of the transaction and the risks involved. All financial instruments are accounted for on a settlement basis. They are classified in one of the following categories at initial recognition: Amortised cost (for cash, debtors, bank term deposits and fixed interest investments) or fair value through other comprehensive revenue or expense (for equity instruments).

#### **Cash and cash equivalents**

Cash and cash equivalents include cash on hand, cash in banks and short-term deposits with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

#### **Debtors**

Debtors are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for expected credit loss of debtors is established when there is objective evidence that the Museum will not be able to collect all receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. The provision, if any, is recognised in the statement of comprehensive revenue and expenses.

**Bank term deposits**

Bank term deposits are initially measured at the amount invested. Interest is subsequently accrued and added to the investment balance. A loss allowance for expected credit losses is recognised if the estimated loss allowance is not trivial.

**Fixed interest investments**

Assets in this category are measured at amortised cost.

**Equity instruments**

Equity instruments are designated at initial recognition at fair value through other comprehensive revenue and expense. They are initially measured at fair value plus transaction costs. They are subsequently measured at their fair value, with gains and losses recognised in other comprehensive revenue and expense. When sold, the cumulative gain or loss previously recognised in other comprehensive revenue and expense is transferred within equity to accumulated surplus/(deficit).

**Other financial liabilities**

This category includes all financial liabilities other than those at fair value through comprehensive income. Liabilities in this category are measured at amortised cost. They represent:

- liabilities for goods and services provided to the Museum prior to the end of the reporting period that are unpaid and arise when the Museum becomes obliged to make future payments. These amounts are unsecured.

Other financial liabilities include:

- creditors
- employee entitlements (refer to item ix below)
- grants received in advance (refer to item i above)
- retirement gratuity (refer to item ix below)

vi) **Property, plant and equipment.** All property, plant and equipment are stated at cost less accumulated depreciation and impairment, except for land and buildings (see further under Revaluation). Cost includes expenditure that is directly attributable to the acquisition of the item. Repairs and maintenance are charged against income as incurred. Depreciation is calculated on a straight-line basis so as to write off the net cost amount of each asset over its expected useful life to its estimated residual value. Land is not depreciated.

The Board reviews depreciation rates and adjusts them to more appropriately reflect the consumption of economic benefits where necessary. The depreciation rates applied are as follows:

|                                   | <b>Rate (Straight Line)</b> |
|-----------------------------------|-----------------------------|
| Buildings                         | 2%                          |
| Buildings fit-out                 | 10% - 33%                   |
| Furniture, fittings and equipment | 10% - 33%                   |

When an item of property, plant and equipment is disposed of, any gain or loss is recognised in the income statement and is calculated as the difference between the net disposal proceeds and the carrying value of the item.

**Revaluation**

Land and buildings are revalued on a cyclical basis at least every five years by an independent valuer. Any accumulated depreciation at the date of the revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount. If the asset's carrying amount is increased as a result of a revaluation, the increase is credited directly to equity under the heading "Asset Revaluation Reserve". However, the increase is recognised in surplus or deficit to the extent that it reverses a revaluation decrease of the same asset previously recognised in surplus or deficit. Revalued assets are depreciated over the remaining useful life. On the subsequent sale or retirement of a revalued property, the attributable revaluation surplus remaining in the asset revaluation reserve, net of any related deferred taxes, is transferred directly to retained earnings.

**Work in progress**

Work in progress costs are capital costs of a partially finished asset which are not yet able to be recognised as property, plant and equipment. The work in progress is not depreciated. At the completion of the construction, these costs will be transferred to property, plant and equipment and will then be depreciated.

**Intangible assets**

Computer software are finite life intangibles and are recorded at cost less accumulated amortisation and impairment. Amortisation is charged on a straight-line basis over their estimated useful lives of 3 years and reported within the

Statement of Comprehensive Revenue and Expenses. The estimated useful life and amortisation method is reviewed at the end of each annual reporting period.

#### **Heritage assets**

Heritage assets include collection items or artefacts of cultural or historical significance. The cost of acquisition of heritage assets is charged to the Statement of Comprehensive Revenue and Expenses. During the reporting period, the acquisition cost of collection items amounted to \$3,803,116 (2023: \$734,469).

It is the policy of the Museum to expense collection acquisitions and not attribute a monetary value to items gifted to the collection. The classification of the collections as a heritage asset is based on the premise that the collections are held in trust in perpetuity for the benefit of the public.

PBE IPSAS 17 requires that where an asset, eg collection item or artefact of cultural or historical significance, is acquired at no cost, or for a nominal cost, the asset is capitalised at its fair value as at the date of acquisition. PBE IPSAS 17 has not been followed because the Board considers that the fair values of the collection items cannot be measured reliably. Usually, gifts to the collection are unique items that have iconic status or are historic and irreplaceable or sacred to particular communities, with no market, so no financial value can be ascribed.

The Museum holds in excess of two million individual collection items. To comply with the requirements of PBE IPSAS 17 the value of these items would need to be assessed on an annual basis to identify possible impairment, which is required to be undertaken on an asset by asset basis.

#### **Impairment of property, plant and equipment and intangible assets**

The Museum does not hold any cash-generating assets. Assets are considered cash-generating where their primary objective is to generate a commercial return.

#### *Non-cash generating assets*

Value in use is determined using an approach based on either a depreciated replacement cost approach, restoration cost approach, or service units approach. The most appropriate approach used to measure value in use depends on the nature of impairment and availability of information.

If an asset's carrying amount exceeds its recoverable service amount, the asset is regarded as impaired and the carrying amount is written down to the recoverable amount. The total impairment loss is recognised in the surplus or deficit.

The reversal of an impairment loss is recognised in the surplus or deficit.

vii) **Employee entitlements.** Provision is made for benefits accruing to employees in respect of salaries and wages, annual leave, alternate leave, and long service leave when it is probable that settlement will be required and they are capable of being measured reliably.

Provisions made in respect of employee benefits expected to be settled within 12 months, are measured at their nominal values using the remuneration rate expected to apply at the time of settlement.

Provisions made in respect of employee benefits which are not expected to be settled within 12 months are measured as the present value of the estimated future cash outflows to be made by the Museum in respect of services provided by employees up to the reporting date.

viii) **Goods and Services Tax (GST).** The financial statements have been prepared using GST exclusive figures with the exception of receivables and payables which have been shown inclusive of GST in the Statement of Financial Position.

ix) **Inventories.** Inventories are measured at the lower of cost and net realisable value.

x) **Leases.** Payments on operating lease agreements, where the lessor retains substantially the risk and rewards of ownership of an asset, are recognised as an expense on a straight-line basis over the lease term.



## 6. Seven-year forecasts

### 6.1 Introduction

The seven-year operational funding forecast, Section 6.2, shows the increase in operating funds of 3.70%, 7.8% and 5.0% until the opening of the redeveloped museum.

The funding of depreciation for the five years from 2023/24 totalling \$7.55m has been added to the Local Government capital levy contribution to the Museum Redevelopment.

The Redevelopment depreciation has been itemised separately in Section 6.2 so that its impact can be clearly differentiated. The seven-year capital forecast, Section 6.3, details costs and sources of funding for the Redevelopment as well as ongoing asset maintenance.

The following assumptions have been made regarding the new Redevelopment:

- Aim for a single site solution,
- All buildings to be strengthened to 100% or better of code,
- To conserve the 19th Century Heritage Buildings and restore heritage features,
- Design within City Plan envelope and tie development into wider urban development context
- Aim for a 50-year solution to Museum's needs incorporating as much flexibility as possible
- Undertake redevelopment and planning in as open and transparent a manner as possible,
- The Museum Redevelopment budget has increased from \$205 million to \$247 million.
- The Museum Redevelopment commenced with start of demolition in 2023.
- Central Government has committed \$25m from the Greater Christchurch Regeneration Portfolio and \$10m from Ministry Culture and Heritage towards the seismic strengthening and base-isolated basement of the main premises.
- The first Capital Levy payments from the Christchurch City Council for the initial Robert McDougall Gallery strengthening works began in 2023/24.
- The first Capital Levy payments for the main premises from the District Councils began in 2023/24
- Christchurch City Council has deferred its first Capital Levy payments in their LTP for the main premises until 2024/25.
- The construction phase (pre services/fitout) of the redevelopment (Stages 1 -- 4) is budgeted at \$160m. The Museum has \$160m as in-hand or committed funding
- The services fitout (Stage 5) is budgeted at \$60m. Funding has been proposed as Central Govt \$25m, Local Govt \$25m and Museum fundraising of \$10m.
- Our suggested additional Local Govt funding over 3 years (from 2026/27) of 22%, 58% & 20% based upon projected cashflow requirements.
- The Museum would then be solely responsible for the remaining \$23.4m for Exhibitions and return to Rolleston Avenue
- Total new funding of Central Govt \$25m, Local Govt \$25m and Museum \$33.4m
- The funded depreciation methodology on the Redevelopment has been set out in an Asset Replacement Principles document that has been distributed to the contributing Councils. Under the agreement, the buildings are not depreciated for the first 10 years, so no impact until 2039.
- Earliest opening of the new redeveloped Museum in 2029.

Details of the capital levy funding are provided in Section 6.3 and 6.4.

In Section 6.4 is a schedule showing the calculation of the operations levy in the Annual Plan. The calculations are also shown for the capital levy relating to the Redevelopment, including the payments that have been made and held in trust. For the purpose of apportioning levies the population figures are those provided by Statistics New Zealand as at 30 June 2022.



## 6.2 Seven-year forecast – operations

|   | Actual<br>2023/24   | Budget<br>2024/25   | Budget<br>2025/26   | Budget<br>2026/27   | Budget<br>2027/28   | Budget<br>2028/29   | Budget<br>2029/30   | Budget<br>2030/31   | Budget<br>2031/32   |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Local Authority levy                            | 10,162,377          | 10,711,143          | 11,043,189          | 11,451,787          | 12,345,026          | 12,962,277          | 15,749,167          | 19,213,984          | 19,886,473          |
| Commercial activities                           | 1,680,124           | 1,332,900           | 1,502,341           | 1,540,573           | 1,582,938           | 1,626,469           | 2,072,231           | 2,131,283           | 2,192,020           |
| Donations and grants                            | 216,682             | 201,908             | 109,406             | 110,215             | 131,046             | 131,900             | 202,857             | 223,842             | 244,857             |
| <b>Total revenue</b>                            | <b>12,059,183</b>   | <b>12,245,951</b>   | <b>12,654,936</b>   | <b>13,102,574</b>   | <b>14,059,010</b>   | <b>14,720,646</b>   | <b>18,024,255</b>   | <b>21,569,109</b>   | <b>22,323,351</b>   |
| Operating expenses                              | (11,387,829)        | (12,248,050)        | (12,665,318)        | (13,090,187)        | (14,059,932)        | (14,712,521)        | (15,068,481)        | (15,661,122)        | (16,268,087)        |
| Depreciation (existing assets)                  | -                   | -                   | -                   | -                   | -                   | -                   | (642,273)           | (1,284,546)         | (1,284,546)         |
| Depreciation (Project assets funded)            | -                   | -                   | -                   | -                   | -                   | -                   | (2,325,000)         | (4,650,000)         | (4,650,000)         |
| <b>Total expenditure</b>                        | <b>(11,387,829)</b> | <b>(12,248,050)</b> | <b>(12,665,318)</b> | <b>(13,090,187)</b> | <b>(14,059,932)</b> | <b>(14,712,521)</b> | <b>(18,035,754)</b> | <b>(21,595,668)</b> | <b>(22,202,633)</b> |
| <b>Net funded operating surplus/(deficit)</b>   | <b>671,354</b>      | <b>(2,099)</b>      | <b>(10,383)</b>     | <b>12,387</b>       | <b>(921)</b>        | <b>8,125</b>        | <b>(11,500)</b>     | <b>(26,559)</b>     | <b>120,718</b>      |
| <b>Extraordinary items</b>                      |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Investment income on Redevelopment funds        | 1,729,467           | 700,000             | 700,000             | 420,000             | 380,000             | 380,000             | 380,000             | 380,000             | 380,000             |
| plus bequest income                             | 2,047,471           | 300,000             | 300,000             | 320,000             | 340,000             | 360,000             | 380,000             | 400,000             | 420,000             |
| plus interest on trust and bequest funds        | 676,055             | 500,000             | 500,000             | 500,000             | 500,000             | 500,000             | 500,000             | 500,000             | 500,000             |
| less bequest funded acquisitions                | (3,646,868)         | (500,000)           | (500,000)           | (500,000)           | (500,000)           | (500,000)           | (500,000)           | (500,000)           | (500,000)           |
|   | 806,125             | 1,000,000           | 1,000,000           | 740,000             | 720,000             | 740,000             | 760,000             | 780,000             | 800,000             |
| <b>Net operating surplus</b>                    | <b>1,477,480</b>    | <b>997,901</b>      | <b>989,617</b>      | <b>752,387</b>      | <b>719,079</b>      | <b>748,125</b>      | <b>748,500</b>      | <b>753,441</b>      | <b>920,718</b>      |
| CLA levy % increase (excl Redevelopment depn)   | 4.50%               | 5.40%               | 3.10%               | 3.70%               | 7.80%               | 5.00%               | 3.56%               | 7.24%               | 3.50%               |
| CLA levy % increase (funded Redevelopment depn) | -                   | -                   | -                   | 0.00%               | 0.00%               | 0.00%               | 17.94%              | 14.76%              | 0.00%               |
| Local Authority levy % increase                 | 4.50%               | 5.40%               | 3.10%               | 3.70%               | 7.80%               | 5.00%               | 21.50%              | 22.00%              | 3.50%               |

**6.3 Seven-year forecast – capital**

|   | <b>Actual<br/>2023/24</b> | <b>Budget<br/>2024/25</b> | <b>Budget<br/>2025/26</b> | <b>Budget<br/>2026/27</b> | <b>Budget<br/>2027/28</b> | <b>Budget<br/>2028/29</b> | <b>Budget<br/>2029/30</b> | <b>Budget<br/>2030/31</b> | <b>Budget<br/>2031/32</b> |
|---|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| <b>Income - Redevelopment</b>                     |                           |                           |                           |                           |                           |                           |                           |                           |                           |
| Capital levy - local government                   | 11,551,398                | 11,133,715                | 11,133,715                | 14,531,704                | 14,500,000                | 5,000,000                 | -                         | -                         | -                         |
| Capital fundraising by the Museum                 | -                         | -                         | 15,000,000                | 15,000,000                | 19,550,000                | 14,448,735                | -                         | -                         | -                         |
| Capital grants - central government               | 5,900,000                 | 22,900,000                | 20,866,667                | 12,866,667                | 12,866,667                | -                         | -                         | -                         | -                         |
| Extension towards McDougall Gallery (Districts)   |                           | 1,244,296                 | 1,244,297                 | -                         | -                         | -                         | -                         | -                         | -                         |
| Robert McDougall Gallery - CCC                    | 8,370,141                 | 8,912,192                 | 3,955,267                 | -                         | -                         | -                         | -                         | -                         | -                         |
|   | <b>25,821,539</b>         | <b>44,190,203</b>         | <b>52,199,945</b>         | <b>42,398,370</b>         | <b>46,916,667</b>         | <b>19,448,735</b>         | <b>-</b>                  | <b>-</b>                  | <b>-</b>                  |
| <b>Income – other</b>                             |                           |                           |                           |                           |                           |                           |                           |                           |                           |
| Funded depreciation                               | -                         | -                         | -                         | -                         | -                         | -                         | -                         | -                         | -                         |
| <b>Total income</b>                               | <b>25,821,539</b>         | <b>44,190,203</b>         | <b>52,199,945</b>         | <b>42,398,370</b>         | <b>46,916,667</b>         | <b>19,448,735</b>         | <b>-</b>                  | <b>-</b>                  | <b>-</b>                  |
| <b>Expenditure – Redevelopment</b>                |                           |                           |                           |                           |                           |                           |                           |                           |                           |
| Redevelopment works                               | 22,552,486                | 31,112,000                | 31,889,525                | 57,500,758                | 67,631,093                | 24,040,112                | -                         | -                         | -                         |
|   | 22,552,486                | 31,112,000                | 31,889,525                | 57,500,758                | 67,631,093                | 24,040,112                | -                         | -                         | -                         |
| <b>Expenditure – other</b>                        |                           |                           |                           |                           |                           |                           |                           |                           |                           |
| Capital expenditure                               | 592,923                   | 700,000                   | 700,000                   | 800,000                   | 900,000                   | 1,000,000                 | 1,000,000                 | 900,000                   | 800,000                   |
| Asset replacement / gallery redevelopment reserve | (592,923)                 | (700,000)                 | (700,000)                 | (800,000)                 | (900,000)                 | (1,000,000)               | (1,000,000)               | (900,000)                 | (800,000)                 |
|   | -                         | -                         | -                         | -                         | -                         | -                         | -                         | -                         | -                         |
| <b>Total expenditure</b>                          | <b>22,552,486</b>         | <b>31,112,000</b>         | <b>31,889,525</b>         | <b>57,500,758</b>         | <b>67,631,093</b>         | <b>24,040,112</b>         | <b>-</b>                  | <b>-</b>                  | <b>-</b>                  |
| <b>Surplus/(deficit)</b>                          | <b>3,269,053</b>          | <b>13,078,203</b>         | <b>20,310,420</b>         | <b>(15,102,388)</b>       | <b>(20,714,426)</b>       | <b>(4,591,377)</b>        | <b>-</b>                  | <b>-</b>                  | <b>-</b>                  |

## 6.4 Operations and capital levies

### Operations levy for 2025/26 by population and distance factor

| Local Authority      | Population *  |         | Differ-<br>ential | Product | % of Total<br>products | TOTAL      | Installment<br>amount |
|----------------------|---------------|---------|-------------------|---------|------------------------|------------|-----------------------|
|                      | % of<br>total | No.     |                   |         |                        |            |                       |
| Christchurch City    | 0.71          | 415,100 | 1.00              | 70.99   | 84.84                  | 9,369,308  | 3,123,103             |
| Hurunui District     | 0.02          | 14,400  | 0.30              | 0.74    | 0.88                   | 97,508     | 32,503                |
| Selwyn District      | 0.15          | 85,600  | 0.45              | 6.59    | 7.87                   | 869,443    | 289,814               |
| Waimakariri District | 0.12          | 69,600  | 0.45              | 5.36    | 6.40                   | 706,930    | 235,643               |
|                      | 1.00          | 584,700 | 2.20              | 83.68   | 100.00                 | 11,043,189 | 3,681,063             |

\* The population numbers used are the estimated resident populations as at 30 June 2024, as provided by Statistics New Zealand.

### Capital levy payments by population and distance factor

| Local Authority      | Population *  |         | Differ-<br>ential | Product | % of Total<br>products | Levy paid<br>and held<br>in trust | Remaining<br>capital levy | Funded<br>Depn | Additional<br>levy | TOTAL      | Outstanding capital levy |                       |
|----------------------|---------------|---------|-------------------|---------|------------------------|-----------------------------------|---------------------------|----------------|--------------------|------------|--------------------------|-----------------------|
|                      | % of<br>total | No      |                   |         |                        |                                   |                           |                |                    |            | 2025/26                  | 2026/27 to<br>2028/29 |
| Christchurch City    | 0.71          | 389,300 | 1.00              | 70.76   | 84.69                  | 7,509,336                         | 45,209,214                | 6,399,545      | 21,173,719         | 80,291,814 | 12,986,235               | 30,204,687            |
| Hurunui District     | 0.02          | 13,700  | 0.30              | 0.75    | 0.89                   | -                                 | 556,571                   | 67,563         | 223,540            | 847,674    | 208,044                  | 223,540               |
| Selwyn District      | 0.14          | 79,300  | 0.45              | 6.49    | 7.76                   | 643,777                           | 4,188,644                 | 586,611        | 1,940,879          | 7,359,911  | 1,592,067                | 1,940,879             |
| Waimakariri District | 0.12          | 67,900  | 0.45              | 5.55    | 6.65                   | -                                 | 4,137,722                 | 502,281        | 1,661,862          | 6,301,866  | 1,546,668                | 1,661,862             |
|                      | 1.00          | 550,200 | 2.20              | 83.54   | 100.00                 | 8,153,113                         | 54,092,152                | 7,556,000      | 25,000,000         | 94,801,265 | 16,333,014               | 34,030,968            |

\* The population numbers used are the estimated resident populations as at 30 June 2022, as provided by Statistics New Zealand.



## ***June 2025 – Update***

### **Canterbury Water Management Strategy Zone Committee Review 2024 – 2025**

---

#### **Purpose**

To provide an update on the outcome of the Canterbury Water Management Strategy (CWMS) Zone Committee Review and the Canterbury Mayoral Forum's endorsement of a new way forward.

#### **Background**

The Canterbury Mayoral Forum initiated a review of CWMS zone committees that started in early 2024 and was led by Environment Canterbury. Work included engagements with all zone committees, Mayors, Rūnanga representatives, and a Mayoral Forum Working Group consisting of Mayors (Black, Bowen, Mackle, Mauger/Cotter, Munro), Rūnanga Chairs (Dardanelle McLean-Smith, Rik Tainui) and Environment Canterbury (Chair Pauling). The Review's first stage was completed in November 2024 when the Mayoral Forum endorsed a [technical report](#) outlining key findings and steps to refine a potential replacement model of local leadership groups.

#### **Outcome of the Canterbury Mayoral Forum meeting on 30 May 2025**

Environment Canterbury Chair Craig Pauling presented a final report on the Review to the Mayoral Forum. This report was submitted on behalf of the Mayoral Forum Working Group and represented the result of 18 months of consultation and collaborative work, which demonstrated wide-ranging views on how to best ensure local freshwater leadership into the future.

The Mayoral Forum endorsed the following recommendations from the Working Group:

- The establishment of eight local leadership groups.
- These groups will connect councils and mana whenua at leadership level to prioritise, align, and recommend actions that support integrated catchment management.
- Groups will have flexibility to locally determine wider (community) membership or engagement.
- Collaborative agreements are the default structure, with options to (re)establish joint committees or Mana Whakahono ā Rohe agreements where preferred.
- Groups will meet 4-6 times annually, guided by an adjustable work programme.

Further details are available in the agenda and unconfirmed minutes of the 30 May Canterbury Mayoral Forum meeting via the [Mayoral Forum's website](#).

#### **Details of Local Leadership Groups**

The new groups will consist of core membership of Territorial Authorities, Mana Whenua and the Regional Council. It is proposed they operate in eight areas based on consolidating 13 Freshwater Management Units (FMUs) identified in the [Draft Canterbury Regional Policy Statement](#). These FMUs are groupings of natural catchment boundaries and capture where the water flows from the mountain to the sea. The potential core members outlined in Table 1 are an inclusive list of Rūnanga and Territorial Authorities with possible interests to varying degrees. Upcoming discussions in each area will clarify if refinement of these geographic boundaries is required to ensure they best meet local needs.

The groups' core purpose is to connect councils and mana whenua at the governance level to support collaborative and strategic integrated catchment management. Their primary function will

be to prioritise, align, and recommend relevant actions in connection with communities and interest groups, guided by work programmes that align with councils' Long-Term and Annual Plan cycles.

Through council engagements and work of the Working Group, it was made clear that local flexibility and ongoing connection with communities is critical. The developed model balances a level of regional consistency with the ability to tweak aspects to meet local needs. This includes flexibility for each group to determine how it includes, or connects to, community representation and under which structure it will operate (e.g. collaborative agreements or joint committees).

*Table 1: The proposed eight Local Leadership Groups with Councils and Rūnanga that hold potential interests.*

| <b>Local Leadership Group</b>             | <b>Major catchments</b>                   | <b>Potential core membership</b><br><i>(in addition to Environment Canterbury and with wider membership determined locally, including community)</i> |
|---|---|--|
| 1. Clarence/Waiau Toa – Kaikōura          | Clarence / Waiau Toa                      | KDC, HDC, Kaikōura   |
|   | Kaikōura                                  | KDC, HDC, Kaikōura   |
| 2. Hurunui – Waiau                        | Waiau River catchment                     | HDC, Kaikōura  |
|   | Hurunui River catchment                   | HDC, Tūāhuriri, Kaikōura   |
|   | Waipara / Kowai catchments                | HDC, <i>Waimakariri DC</i> , Tūāhuriri   |
| 3. Rakahuri – Waimakariri – Ihutai        | Waimakariri River catchment               | Waimakariri DC, SDC, CCC, Tūāhuriri  |
|   | Ashley / Rakahuri catchment               | Waimakariri DC, <i>HDC</i> , Tūāhuriri   |
|   | Ihutai catchment                          | CCC, Tūāhuriri, Ngāti Wheke  |
| 4. Whakaraupō – Te Pātaka                 | Lyttleton / Whakaraupō Harbour            | CCC, Ngāti Wheke, Koukourarata   |
|   | Port Levy / Koukourarata catchment(s)     | CCC, Koukourarata  |
|   | Akaroa Harbour catchment                  | CCC, Ōnuku, Wairewa  |
|   | Little River / Wairewa catchment(s)       | CCC, Wairewa   |
| 5. Waihora – Rakaia                       | Selwyn / Te Waihora                       | SDC, CCC, Taumutu, Tūāhuriri, Ngāti Wheke, Koukourarata, Wairewa, Ōnuku  |
|   | Rakaia catchment                          | SDC, ADC, Taumutu, Tūāhuriri, Arowhenua  |
| 6. Hakatere                               | Ashburton Lakes / Ō Tū Wharekai catchment | ADC, Arowhenua, Taumutu, Tūāhuriri   |
|   | Ashburton River / Hakatere catchment      | ADC, Arowhenua, Taumutu, Tūāhuriri   |
|   | Hinds River / Hekeao catchment            | ADC, Arowhenua   |
| 7. Rangitata – Ōrāri Temuka Ōpihi Pareora | Rangitata catchment                       | TDC, ADC, <i>Mackenzie DC</i> , Arowhenua  |
|   | Ōrāri and Temuka catchments               | TDC, Mackenzie DC, Arowhenua   |
|   | Ōpihi catchment                           | TDC, Mackenzie DC, Arowhenua   |
|   | Pareora catchment                         | TDC, <i>Mackenzie DC</i> , Arowhenua, Waihao   |
| 8. Waitaki – Waihao                       | Waihao / Wainono                          | Waimate DC, Waihao, Arowhenua  |
|   | Waitaki catchment                         | Mackenzie DC, Waimate DC, Waitaki DC, Waihao, Arowhenua, Moeraki   |

## Next steps

Engagements with all Councils and Papatipu Rūnanga in each area will be arranged from June – August 2025 to gain commitment to this new approach and collaboratively determine each group's structure and membership details.

It is intended that these new groups be established following local body elections in October. In the meantime, council staff will work together to draft groups' collaborative agreements and assess potential priorities in each area, so that first meetings can commence in early 2026.

This is an opportunity to reinvigorate the collaborative spirit of the CWMS and shape how Territorial Authorities, Regional Council, and Mana Whenua work together with our communities and partners to improve freshwater outcomes, building on the achievements of zone committees.

We look forward to embarking on this next phase of the CWMS together.

**Mayor Nigel Bowen**  
Chair of Canterbury Mayoral Forum

**Chair Craig Pauling**  
Environment Canterbury

### *Mayors standing together for Canterbury.*

Secretariat, E: [secretariat@canterburymayors.org.nz](mailto:secretariat@canterburymayors.org.nz) W: [www.canterburymayors.org.nz](http://www.canterburymayors.org.nz)  
C/- Environment Canterbury, PO Box 345, Christchurch 8140 T: 03 345 9323

Ashburton District Council • Canterbury Regional Council • Christchurch City Council • Hurunui District Council  
Kaikōura District Council • Mackenzie District Council • Selwyn District Council • Timaru District Council  
Waimakariri District Council • Waimate District Council • Waitaki District Council

## CANTERBURY Mayoral Forum

*A strong regional economy with resilient, connected  
communities and a better quality of life, for all.*

### June 2025 – Additional Information

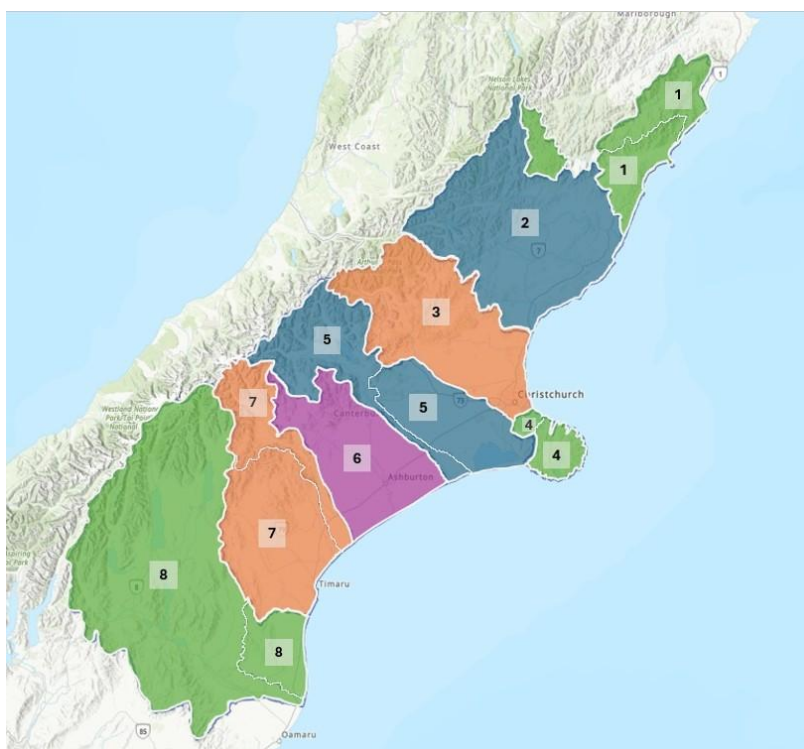
### Canterbury Water Management Strategy Zone Committee Review 2024 – 2025

#### Purpose

To provide additional information to the update on the outcome of the CWMS Zone Committee Review 2024 – 2025.

#### Indicative Scale of Local Leadership Groups

Map 1 outlines indicative boundaries for each of the eight local leadership groups. Areas with two numbers show where two draft Freshwater Management Units were combined. Upcoming discussions in each area will clarify whether refinement of the geographic boundaries is required to ensure they best meet local needs.



1. Clarence/Waiau  
Toa – Kaikōura
2. Hurunui –  
Waiau
3. Rakahuri –  
Waimakariri –  
Ihutai
4. Whakaraupō –  
Te Pātaka
5. Waihora –  
Rakaia
6. Hakatere
7. Rangitata –  
Ōrāri Temuka  
Ōpihi Pareora
8. Waitaki –  
Waihao

*Map 1 Indicative map of the operational scale of the eight proposed local leadership groups. These areas will be discussed in greater detail as part of the next phase of engagement with key stakeholders.*

#### Mayors standing together for Canterbury.

Secretariat, E: [secretariat@canterburymayors.org.nz](mailto:secretariat@canterburymayors.org.nz) W: [www.canterburymayors.org.nz](http://www.canterburymayors.org.nz)  
C/- Environment Canterbury, PO Box 345, Christchurch 8140 T: 03 345 9323

Ashburton District Council • Canterbury Regional Council • Christchurch City Council • Hurunui District Council  
Kaikōura District Council • Mackenzie District Council • Selwyn District Council • Timaru District Council  
Waimakariri District Council • Waimate District Council • Waitaki District Council

# Strengthening Emergency Management:

**A Roadmap for Investment and  
Implementation**

**NEW ZEALAND GOVERNMENT • JUNE 2025**



**Te Kāwanatanga o Aotearoa**  
New Zealand Government

# Strengthening Emergency Management

## Contents

- [1 Foreword](#)
- [6 Operationalising the Government Response](#)
- [8 Whole-of-society approach](#)
- [12 Support and enable local government](#)
- [14 Build capability and capacity](#)
- [16 Enable the system](#)
- [20 Focus on delivery](#)
- [21 Implementation](#)

Strengthening Emergency Management: A Roadmap for Investment and Implementation  
New Zealand Government. June 2025.

For more information on the work of the National Emergency Management Agency, please visit our website [www.civildefence.govt.nz](http://www.civildefence.govt.nz)

ISBN 978-0-478-43541-2

© CROWN COPYRIGHT

This work is licensed under the Creative Commons Attribution 4.0 International licence. You are free to copy, distribute and adapt the work, as long as you attribute it to the Crown and abide by the other licence terms. Attribution to the Crown should be in writing (not using images, such as emblems, logos, coat of arms). To view a copy of this licence, go to [creativecommons.org/licenses/by/4.0/](http://creativecommons.org/licenses/by/4.0/).

Please note – you can't use any departmental or governmental emblem, logo or coat of arms in any way which infringes provisions of the Flags, Emblems, and Names Protection Act 1981.





## Minister's foreword

New Zealand is one of the most exposed countries to natural hazard risk and the cost of emergencies is increasing. New Zealand's emergency management system is only capable of managing minor to moderate emergencies, leaving us vulnerable to emergencies that require greater community resilience, coordination, preparedness, and recovery support.

In September 2024 the Government committed to delivering change through our response to the Inquiry into the Response to the North Island Severe Weather Events. The Inquiry found there is an urgent need for improvement. New Zealand is facing more frequent and severe weather events, but the emergency management system lacks the capacity and capability to deal with significant, widespread emergencies like Cyclone Gabrielle.

This investment and implementation roadmap operationalises the Government's Response to the Inquiry. It sets out what we need to do to better prepare for, respond to, and recover from all types of emergencies. It lays out the initiatives and investments Cabinet has agreed are needed to change the emergency management system.

The roadmap will:

- strengthen community leadership, ownership and preparedness
- clarify roles, strengthen accountability, set standards, and provide assurance
- make leaders accountable, and build a trained, exercised workforce
- update warning systems and modernise antiquated technology and facilities.

This will require significant future investment. Cabinet has agreed to this Roadmap in principle, subject to further policy work, the passage of enabling legislation, and availability of new funding through future Budgets.

The National Emergency Management Agency will prioritise activity that can be delivered from its current baselines and go back to Government for proposed initiatives that will require new funding from future budgets.

This roadmap will transform the emergency management system so it can manage major to severe emergencies. Investments in modern technology and trained personnel, along with clear governance structures and assurance, will ensure faster, more effective emergency response and recovery, better coordination across agencies, and more resilient communities. These initiatives will address critical gaps, improving our ability to prepare for, respond to, and recover from a range of emergencies.

**Hon Mark Mitchell,**

Minister for Emergency Management and Recovery

# Strengthening Emergency Management:

## A Roadmap for Investment and Implementation

This Roadmap operationalises the Government’s Response to the Inquiry into the Response to the North Island Severe Weather Events and will improve our ability to prepare for, respond to, and recover from all types of emergencies. It sets out the initiatives Cabinet has agreed to in-principle to transform the emergency management system so it can manage major to severe emergencies.

### Focus areas

In September 2024 the Government agreed to the 14 headline recommendations from the Inquiry and also considered the findings from other events, reviews and inquiries. It approved 15 actions across five focus areas to improve the system, across all 4Rs – risk reduction, readiness, response and recovery.



Give effect to the whole of society approach to emergency management



Professionalise and build the capability and capacity of the emergency management workforce



Drive a strategic focus on investment and implementation



Support and enable local government to deliver a consistent minimum standard of emergency management across New Zealand



Enable the different parts of the system to work better together at the national level

### Key initiatives 2026-2031

### What will be different



Increased public readiness and priority community development programmes e.g. evidence-based community and national initiatives to build self-reliance

Each of us knows how to protect ourselves and others. We are deliberate about taking action. Businesses, communities and iwi/Māori are the champions, equipped, organised, funded and supported to prepare, respond and recover. At risk communities are strong “first responders” and have built resilience and the ability to protect themselves.



Resilience Fund increased and refreshed with broader access criteria e.g. resilience pods with equipment and supplies including water tanks and solar power, risk and resilience science operationalised locally



Increased national response and recovery capacity and capability supporting regions e.g. regional support teams and a national pool of specialist recovery experts

We have the emergency management workforce and capability required to support communities.



Improved capability and professionalism across the system e.g. new standards, assurance, exercises, integrated planning, education, training, guidance, tools

Leaders are accountable and people have the skills, knowledge, and expertise at all levels to manage the increasing frequency and severity of emergencies and recovery efforts.



Modernise antiquated technology for real-time information, warnings and emergency response and recovery decisions e.g. Common Operating Picture across NZ

Data, facilities, equipment and technology help us — we have and use these to protect lives and rapidly mobilise relief and expertise to where it is most needed.



National Crisis Management Centre (bunker) and alternative, guidance to improve regional and local coordination centres e.g. local centres beefed up with technology, standard operating procedures and training



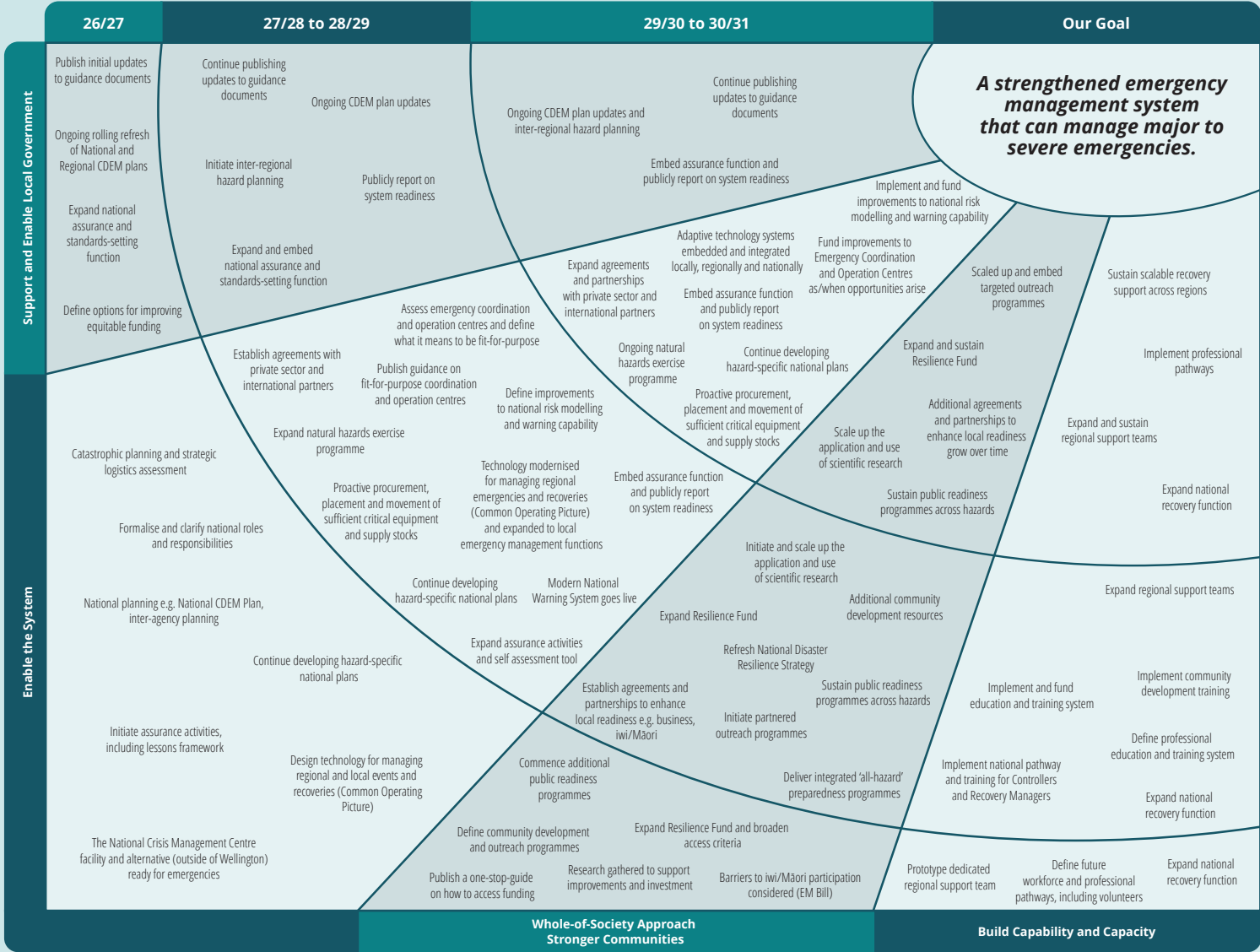
Increased stockpiles and access to nationally critical equipment and supplies e.g. generators, food, petrol, bridges, medical and road supplies stockpiled

### Implementation

Cabinet has agreed to this Roadmap in principle, subject to further policy work, the passage of enabling legislation, and availability of new funding through future Budgets.

The National Emergency Management Agency will prioritise activity that can be delivered from its current baselines and go back to Government for proposed initiatives that will require new funding from future budgets.

# Proposed initiatives



Cabinet has agreed to this Roadmap in principle, subject to further policy work, the passage of enabling legislation, and availability of new funding through future Budgets.

The National Emergency Management Agency will prioritise activity that can be delivered from its current baselines and go back to Government for proposed initiatives that will require new funding from future budgets.

## Operationalising the Government Response

This Roadmap operationalises the Government's Response to the Inquiry into the Response to the North Island Severe Weather Events. The Government's Response outlined the direction of travel for a five-year work programme to strengthen the emergency management system. Cabinet accepted all of the high-level recommendations in the North Island Severe Weather Events Inquiry, and also considered the findings from other events, reviews and inquiries. It set five focus areas and 15 actions to improve the system, across all 4Rs – risk reduction, readiness, response and recovery.

The focus areas and actions are listed below. The rest of this document covers the key deliverables to address these focus areas and actions over the next five years.

### FOCUS AREA 1: Give effect to the whole-of-society approach to emergency management

1.1 Develop and invest in a comprehensive and ongoing national public readiness programme to protect lives, prevent injuries and other trauma, and reduce the burden on response efforts.

1.2 Recognise and enable the significant contribution of iwi and Māori in emergency management to the benefit of all people in New Zealand.

1.3 Direct a greater share of emergency management investment in community resilience initiatives.

1.4 Improve how communities access funding after an emergency.

1.5 Expand the number and quality of formal agreements with businesses, community organisations, iwi and Māori to deliver assistance in times of emergencies.

FOCUS AREA 2: Support and enable local government to deliver a consistent minimum standard of emergency management across New Zealand

2.1 NEMA will increase its focus on the provision of resources that local authorities need.

2.2 NEMA will set standards for the delivery of emergency management and assure these standards are being met.

2.3 Clarify operational roles and responsibilities in an emergency response.

2.4 Strengthen the regional tier of emergency management.

### FOCUS AREA 3: Professionalise and build the capability and capacity of the emergency management workforce

3.1 NEMA will build on existing work to deliver a significant uplift in capability development efforts.

3.2 Develop and invest in a model for a full time deployable incident management surge support.

FOCUS AREA 4: Enable the different parts of the system to work better together at the national level

4.1 Clarify national level roles and responsibilities and strengthen leadership in risk reduction, readiness, response, and recovery.

4.2 Progress work to enable interoperability.

### FOCUS AREA 5: Drive a strategic focus on investment and implementation

5.1 Ensure a well-governed approach to delivery of Strengthening disaster resilience and emergency management.

5.2 Deliver a detailed investment and implementation roadmap to deliver the work programme set out in Strengthening disaster resilience and emergency management and to drive delivery.

## Whole-of-society approach

We will give effect to the whole-of-society approach to emergency management by strengthening community leadership, ownership and preparedness. Communities and groups including iwi/Māori will have a clearer, more active role and be better equipped, organised and ready to mobilise in a crisis.

### What will be delivered 2026-2031

#### Expanded Resilience Fund

##### Addresses actions 1.3, 2.4

**What it is:** Refresh of the Civil Defence Emergency Management Resilience Fund with broader criteria to empower more communities to prepare for and respond to emergencies. A larger Fund for more initiatives that build direct community resilience, and capability and capacity for response and recovery.

**Why it is important:** The costs of emergencies to New Zealand are high and projected to continue to grow. Investing in community resilience before emergencies will reduce the costs of response and recovery below what they would have otherwise been.

### Community development and outreach programmes

#### Addresses action 1.1

**What it is:** A targeted outreach programme to embed emergency management into everyday thinking. Activity will be tailored based on needs and delivered in partnership and co-ordination with communities, local and central government, private sector, not for profit sector, community groups, local businesses, iwi/Māori and schools. Local leadership will be strengthened so communities are equipped to act for themselves (e.g. expanding the community emergency hub model).

**Why it is important:** The Inquiry into the Response to the North Island Severe Weather Events found a major gap between how communities see their role, and the role emergency management sector organisations are mandated and resourced to take. We need to bridge this difference in expectations. Communities and individuals need to know what they will need to do in an emergency, and be self-sufficient and equipped to do it.

### Public readiness programmes

#### Addresses action 1.1

**What it is:** Development of evidence-based public readiness programmes. NEMA will work with other parts of the system to deliver an integrated all-hazards approach and ensure programmes are tailored to and with different communities.

**Why it is important:** Investing in a comprehensive and ongoing national public readiness programme will increase individual and community awareness of life-safety actions and empower them to take readiness steps. This will protect lives, prevent injuries and trauma, and reduce the burden on response efforts.

### Improved participation for business, communities, and iwi/Māori

#### One-stop-guide on how communities can access funding

##### Addresses action 1.4

**What it is:** Policy changes to improve emergency management funding access after an emergency. Information on how communities can access government funding after an emergency will be brought together in a single one-stop-shop guide. This will be promoted and provided through multiple channels.

**Why it is important:** Addressing gaps in the current funding settings will help ensure communities get the support they need in an efficient

manner. Providing greater visibility and transparency of the current cross-agency funding system will support communities to access funds in times of emergency.

### Research gathered to support improvements and investment

#### Addresses action 1.3

**What it is:** Development of an evidence base on the avoidable costs of disaster recovery to support better decision-making and increased investment in community resilience initiatives.

**Why it is important:** There is a poor understanding of the time and cost of emergencies (response and recovery). Developing an evidence base will support shifting some proportion of this spending from the response and recovery phases to the risk reduction phase, in particular to community resilience initiatives.

### Practical application of scientific research

#### Addresses action 1.3

**What it is:** The refreshed Resilience Fund will support the practical application of science and research towards emergency management, for example interdisciplinary programmes similar to AF8.

**Why it is important:** Investment is needed to ensure the emergency management sector can leverage advances in science, emerging technologies, and disaster resilience research.

***Barriers to iwi/Māori participation considered*****Addresses action 1.2**

**What it is:** Options to strengthen and enable iwi Māori participation in emergency management will be considered, including via a new Emergency Management Bill and policy changes. NEMA will work with iwi/Māori to understand what is working for them in the emergency management system and how it can better enable iwi/Māori to participate and contribute.

**Why it is important:** Many inquiries and reviews have highlighted that iwi and other Māori organisations bring relevant and necessary expertise to emergency management, for the benefit of both Māori and non-Māori. Better integration of iwi and other Māori organisations is part of the whole of society approach to emergency management.

***Agreements and partnerships to enhance local readiness e.g. business, iwi/Māori*****Addresses actions 1.5, 2.4**

**What it is:** Development of agreements and partnerships with businesses, iwi/Māori and community organisations. National coordination, where relevant, will complement regional and local arrangements. MoU and agreement templates, for example, will be developed to support and enable regional and local readiness.

**Why it is important:** Businesses, iwi/Māori and community organisations want to contribute to emergency management. They can bring new resources, expertise, and connections to communities that the Government does not have. Right now it is difficult for them to contribute.

***Refreshed National Disaster Resilience Strategy*****Addresses action 1.1**

**What it is:** Update of the National Disaster Resilience Strategy to embed the 'whole-of-society' approach.

**Why it is important:** The National Disaster Resilience Strategy outlines the vision and long-term goals for emergency management in New Zealand, and the objectives to be pursued to meet those goals. The National CDEM Plan, CDEM Group Plans, and the Strategy must be consistent — setting the direction for the emergency management system.



## Support and enable local government

We will support and enable local government to deliver a consistent minimum standard of emergency management by clarifying roles, strengthening accountability, setting standards, and providing assurance. Agencies and communities will have greater clarity in a crisis, enabling faster, more coordinated decision making.

### What will be delivered 2026-2031

Better leadership and clearer accountability

#### **Expanded national assurance and standard-setting**

**Addresses actions 2.2, 2.4, 4.1**

**What it is:** NEMA has commenced building its national assurance function and support will be targeted first to areas with the highest need and risk. Developing and implementing national mandatory standards and monitoring against these standards will provide assurance and improve consistency.

**Why it is important:** The quality of emergency management provided, and the way it is delivered, varies across the country. Standards for delivery are not always clear, or they are outdated and optional. Setting mandatory standards will ensure that all New Zealanders and visitors can expect a consistent standard of care regardless of where they are when an emergency happens. Consistency also promotes interoperability between agencies, across regions and between levels of the system, particularly when emergencies cross local, regional, and national levels of management and control.

### **Updated guidance documents**

**Addresses actions 2.1, 2.4**

**What it is:** User-friendly material to improve consistency of understanding, skills and practice. E.g., handbooks, guidance documents and doctrine.

**Why it is important:** The current standard of emergency management across New Zealand is inconsistent. Developing practical guidance at the centre will support greater consistency and efficiency, allowing CDEM Groups more time to focus on their communities.

### **Rolling refresh of National and Regional CDEM Plans**

**Addresses actions 2.3, 2.4**

**What it is:** Review and revisions of the National Civil Defence Emergency Management Plan. This includes a rolling refresh of Regional Civil Defence Emergency Management Plans to improve their clarity, consistency and coordination across the emergency management system.

**Why it is important:** The NISWE Inquiry identified confusion about who is doing what in an emergency response at the local, regional, and national level. It is critical that operational roles and responsibilities are clearly codified in plans and operational documents and well-understood.

### **Inter-regional hazard planning**

**Addresses actions 2.3, 2.4**

**What it is:** Inter-regional hazard planning. This will support shared capacity and capability inter-regionally.

**Why it is important:** Significant emergencies can stretch a region's capacity and capability and impact more than one region at once. Inter-regional plans support faster mobilisation of system resources to meet the highest needs across the event.

### **Equitable funding**

**Addresses action 2.4**

**What it is:** Options to improve funding of emergency management requirements at local and regional levels.

**Why it is important:** The emergency management system is under-resourced and needs vary across the country. Some of the most at-risk regions have the least resourcing. Local government needs more investment to deliver emergency management at the standard that New Zealanders deserve.

## Build capability and capacity

We will professionalise and strengthen the emergency management workforce. Accountable leaders and a trained, exercised workforce will be ready to respond to an emergency resulting from any hazard or threat.

### What will be delivered 2026-2031

#### Regional support teams

##### Addresses actions 3.2, 2.4

**What it is:** Regional support teams will be based around New Zealand to provide surge support during emergencies and uplift regional workforce capability with expert advice, planning, and exercise support. The model will be prototyped before growing, with support targeted to areas of highest need.

**Why it is important:** The current Emergency Management Assistance Team has provided valuable incident management support in recent events but its members are volunteers, with roles elsewhere that they need to be released from. The model is not secure or reliable enough for current needs, let alone our future needs. Guaranteed availability (within set resource limits) of professional resources for regions in an emergency bolsters local government's delivery of response and recovery. Ultimately this means the community get a higher quality service, saving lives and livelihoods.

#### Expanded national recovery function

##### Addresses actions 4.1, 2.4

**What it is:** Expanded national recovery function to increase capability for rapid and integrated support to speed up recovery from small to medium events.

**Why it is important:** New Zealand needs to be ready with a consistent, sustainable, and robust model for managing recoveries and supporting communities. NEMA currently has a very small team unable to scale up at pace to support medium or larger scale events. Following an event, NEMA's scaled-up capacity will enable a seamless transition from response to recovery. It will support, monitor, and coordinate recovery from medium to larger-scale emergencies.

#### Professionalised workforce

##### *Emergency management workforce with professional pathways*

##### Addresses actions 3.1, 2.4, 2.2

**What it is:** New Zealand needs a larger and professionalised emergency management workforce. What it needs to look like and the pathway to join the workforce and develop capability will be defined as the first step.

The education and training system required to deliver the professional pathway, building from existing systems (education, training delivery and assurance) will then be implemented.

**Why it is important:** As the scale, severity and frequency of emergencies increases, emergency management has become much more complex and requires a high level of professionalism, capability and capacity.

A comprehensive education and training system is needed to ensure the emergency management workforce has the necessary skills and capability to deliver results in a severe event.

##### *National pathway and training for Controllers and Recovery Managers*

##### Addresses action 3.1

**What it is:** National pathway and training for Controllers and Recovery Managers to improve capability and consistency. This includes a response and recovery leadership training and exercise programme, expanding to all leadership roles.

**Why it is important:** Emergency management demands highly professional and capable leadership. Controllers and Recovery Managers are critical leadership roles and must be filled by qualified, experienced individuals.

##### *Community development training*

##### Addresses action 3.1

**What it is:** A work programme to increase community development capability within the emergency management workforce.

**Why it is important:** Emergency management professionals are often experts in the top-down command and control leadership required in emergency response. Far fewer are skilled in the bottom-up work of community development. Implementing a whole of society approach to emergency management requires a deep understanding of community resilience and how to build it.



## Enable the system

We will enable the different parts of the system to work better together by updating warning systems and modernising antiquated technology and facilities. The public will receive timely warnings and responders will have a clearer picture of what is happening on the ground.

### What will be delivered 2026-2031

Better leadership and clearer accountability

#### **Clear national roles and responsibilities**

##### **Addresses action 4.1**

**What it is:** Clarified national roles and responsibilities including in the Emergency Management Bill, National CDEM Plan, emergency management handbook and in alignment with the National Risk and Resilience Framework.

**Why it is important:** The Emergency Management System responsibilities are complex and not always clearly understood, and terms have varying definitions depending on the context. At the national level, emergency management-related roles and responsibilities need to be fit for purpose, well-understood, enabled, integrated and operate in support of the emergency management system.

#### **Agreements with private sector and international partners**

##### **Addresses actions 4.1, 1.5**

**What it is:** National agreements with private sector and international partners, to establish rapid access to expertise, sector coordination, critical equipment, supply stocks and infrastructure. Increased integration of private sector involvement in Emergency Management and increased agreements domestically and internationally.

**Why it is important:** Formalising agreements with the private sector and international partners creates resilience for New Zealand during an emergency and leads to faster recovery. During an emergency, resources will be mobilised faster to meet the highest needs and the role of each organisation will be already known.

### **National planning**

#### **Addresses action 4.1**

**What it is:** Review and revision of the National Civil Defence Emergency Management Plan and inter-agency planning.

**Why it is important:** The National Civil Defence Emergency Management Plan sets out the roles and responsibilities of everyone involved in reducing risks and preparing for, responding to and recovering from emergencies. The current Plan needs to be revised to ensure roles and responsibilities are fit-for-purpose and well-understood. Inter-agency planning will improve readiness and coordination, especially for very large events.

#### **Hazard specific national plans**

##### **Addresses action 4.1**

**What it is:** NEMA will continue to lead the development of detailed operational plans and arrangements specific to individual hazards (e.g. tsunami, volcanic activity, space weather).

**Why it is important:** The Catastrophic Event Handbook published in February 2025 forms the umbrella for hazard specific plans that meet the catastrophic threshold. Together, the Catastrophic Event Handbook and hazard-specific plans will detail the national operational readiness and response arrangements for significant events.

### **Natural hazards exercise programme**

#### **Addresses actions 4.1, 2.1, 3.1**

**What it is:** Increase the natural hazards exercise programme to uplift capability and consistency across the system, with a clear focus on consequence management as well as response. Additional 'discussion/table-top' exercises delivered.

**Why it is important:** Exercising is a core part of readiness and helps identify gaps and issues. The identified lessons are integrated into plans and procedures. They improve our ability to respond to and recover from emergencies.

#### **Critical equipment and supply stocks**

##### **Addresses action 4.1**

**What it is:** The first step is an understanding of the logistics and supplies needed to keep New Zealand functioning during and after a catastrophic event. Subsequently agreements, procurement, placement and movement of critical equipment and supplies to close the gap between what is in place and what is required (national and international) will be required.

Proactive procurement, placement and movement of sufficient critical equipment and supply stocks for moderate events might include bridges, health and hospital supplies, water purification systems, generators, satellite and communications equipment.

**Why it is important:** Having critical equipment and supply stocks in place ahead of emergencies will increase resilience and support faster, more effective response and recovery saving lives and reducing trauma.

***Assurance activities include lessons framework and self-assessment***

**Addresses actions 2.2, 2.4, 4.1**

**What it is:** NEMA's national assurance capacity will include a self-assessment tool and national lessons framework.

**Why it is important:** The self-assessment tool will allow CDEM groups to proactively self-assess themselves. A national lessons framework will provide decision makers with the confidence that the emergency management system is working and adapting.

***Facilities, equipment and technology***

***Common Operating Picture (COP)***

**Addresses actions 4.2, 2.4**

**What it is:** The technology and systems needed to support shared situational awareness and decision-making in response and recovery (a Common Operating Picture). A Common Operating Picture will support the management of national and regional emergencies and subsequently be expanded to local level.

**Why it is important:** A Common Operating Picture is a critical enabler of shared situational awareness in an emergency. It enables Controllers and others to make decisions based on high-quality information. New Zealand does not have access to the interoperable software tools routinely used in other sectors and other countries and investment in a Common Operating Picture has been called for consistently in reviews and inquiries for at least the past ten years.

***National Emergency Management Facility and alternative facility***

**Addresses action 4.2**

**What it is:** A facility to replace the existing National Crisis Management Centre (NCCM) and a backup alternative facility located outside Wellington.

**Why it is important:** It is critical that we have the physical spaces in which people can come together to effectively coordinate emergency responses. The current NCCM is not fit-for-purpose. A new facility is needed to improve interoperability and to meet current and future needs. System redundancy through a backup facility is needed for the case of a significant event in Wellington rendering the NCCM unable to be used or accessed.

***Coordination centre guidance***

**Addresses action 4.2**

**What it is:** Review of regional Emergency Coordination Centres (ECC) and local Emergency Operation Centres (EOC) facilities to identify opportunities for improvement and critical gaps across New Zealand. Guidance on fit-for-purpose ECCs and EOCs published from the findings of this review.

**Why it is important:** Regional EOCs and local ECCs vary significantly across the country. We are committed to a minimum standard of emergency management and improved interoperability across the country. Having fit for purpose facilities with commonality will support that.

***Modernised National Warning System***

**Addresses action 4.2**

**What it is:** Upgrade of the technology that supports New Zealand's National Warning System.

**Why it is important:** The National Warning System is an online tool used by NEMA to issue hazard alerts and warnings (e.g. tsunami warnings) to the public via NEMA's website and social media channels, broadcast media, CDEM Groups and other agencies. This is a critical tool for disseminating life-safety messages to the public during significant events. It must remain fit for purpose.

***National risk modelling and warning capability***

**Addresses action 4.1**

**What it is:** An integrated natural hazard warning system and capability, and a multi-hazard risk engine (data, models, and capability) — underpinning impact-based warnings, insurance, land-use, and a national risk and resilience strategy.

**Why it is important:** The North Island Severe Weather Events Inquiry found that warnings were insufficient and ad hoc in places. It recommended the development of a comprehensive warning system. This work will support the development of a connected system across all hazards.

## Focus on delivery

We will drive a strategic focus on investment and implementation. NEMA will report to the National Hazards Board and provide public progress reports every six months.

### What will be delivered 2026-2031

#### Well-governed delivery

##### Addresses action 5.1

**What it is:** Effective and coordinated delivery of the 15 actions in the Government Response. The National Hazards Board (NHB) will provide governance across the programme of work.

NEMA will provide six-monthly progress reports to the NHB, and publicly report on progress every six months.

**Why it is important:** Many of the recommendations made in the NISWE Inquiry had been made many times before. Too often, the sector has been let down by a failure of implementation. Implementation will require a concerted effort sustained over time and supported across government.

Ensuring a well-governed approach to delivery is part of the Government's Response to the Inquiry. The actions are delivering system change, they intersect with each other and have overlapping stakeholders. A programmatic approach will ensure activities are integrated and coordinated so as not to overwhelm those involved.

## Implementation

Cabinet has agreed to this Roadmap in principle, subject to further policy work, the passage of enabling legislation, and availability of new funding through future Budgets.

Some initiatives in this Roadmap are currently underway or can be progressed within NEMA's baseline, including a new National Crisis Management Centre facility; refocusing public readiness; community outreach programmes; the current Resilience Fund; improving policy and funding settings; updating guidance and plans; and developing priority standards.





**Te Kāwanatanga o Aotearoa**  
New Zealand Government

ISBN 978-0-478-43541-2



## Customer Advisory Panel Terms of Reference

August 2024

### 1 Introduction

---

Orion owns and operates the electricity distribution infrastructure in Central Canterbury including Ōtautahi Christchurch city and Selwyn District. We deliver electricity to more than 224,000 homes and businesses and are New Zealand's third largest Electricity Distribution Business (EDB). We are a community-owned business with two shareholders: Christchurch City Council through Christchurch City Holdings Limited, and Selwyn District Council.

To deliver the service our customers expect, we need to invest in our network to meet the growing demand, and ensure our next generation enjoys the same benefits of a safe, reliable, and resilient electricity network that we do now. At the same time, we're committed to keeping electricity affordable for everyone, now and in the future.

Electricity networks, and what they can charge to recover the costs of providing electricity, is regulated by the Commerce Commission. Our asset management plan outlines how we will continue to deliver safe, reliable and resilient electricity into the future. To achieve this, we believe we will require extra funding resulting in an increase in the line charges customers pay as part of their power bill.

To change our pricing from the standard allowance, we need to gain approval from the Commerce Commission by submitting a customised price quality path (or CPP) proposal. We propose to put forward our application in June 2026.

As the people who use and pay for the service Orion provides, feedback from our customers is important and a required step of the CPP process. As we develop our proposal, we want to engage with customers on what they expect and value from their electricity network, what our network investment could mean for future network charges.

Where investment alternatives exist, we need to understand customers' views on the trade-off between the prices they pay and the service they receive for a range of possible options. And to make these options meaningful, we need feedback that reflects the diverse mix of customers connected to our network.

Orion is setting up a Customer Advisory Panel (the Panel) as part of this consultation to help us engage with organisations that represent the interests of a broad cross-section of consumers in our community. Consumer advisory groups like this are used in the electricity sector in New Zealand and internationally to involve key community stakeholders directly in decision-making and situations that affect them and their communities.

The specific Terms of Reference for Orion's Customer Advisory Panel are set out below.

## 2 Purpose

---

The Panel will act as an advisory panel with a customer advocacy focus. It is a channel through which Orion will engage and consult on our CPP proposal and harness stakeholder input.

The purpose of the Panel is to:

- To represent the perspectives and preferences that are important to customers.
- Help Orion better understand the needs and expectations of our customers.
- To advise Orion on customer perspectives and preferences, as they relate to investment plans, asset management and customer service.
- Provide feedback and recommendations on investment plans, asset management plans, and Orion's CPP proposal.

This Panel will complement wider stakeholder and community engagement that Orion is undertaking.

## 3 Roles and Responsibilities

---

Members of the Panel will be asked to:

- Develop an understanding of Orion's business and the electricity industry, including our approach to managing the network.
- Help Orion better understand customers by providing insights and raising key issues that customers face.
- Help Orion understand our customer expectations and service needs and therefore what our priorities should be.
- Provide feedback on Orion's investment plans, including our Asset Management Plan, CPP proposal and engagement plans.
- Support dialogue and share information with the communities they represent.
- Act as the customer voice.
- Suggest topics and ideas for discussion.

Orion will:

- Listen with an open mind to the views expressed.
- Respect the diverse nature of the views expressed.
- Provide relevant and accessible information to inform and support Panel discussions.
- Ensure the Panel's feedback and recommendations are considered in decision-making processes.
- Report back to the Panel, and the wider community, on how we have responded to feedback provided at the Panel sessions.
- Provide an Independent Panel Advisor to support the panel in discussions and providing feedback.

## 4 Independent Panel Advisor

---

Orion will appoint a suitably qualified Independent Panel Advisor to:

- Support the Panel in understanding the information discussed at the panel sessions.
- Provide an independent view on the information and perspectives shared by Orion staff.
- Assist the panel in making feedback and recommendations.
- Prepare a report to be submitted with the Orion CPP proposal outlining the Panels feedback and recommendations on Orion's CPP proposal.

The Independent Panel Advisor will attend all panel sessions and will undertake consultation with individual panel members as required.

## 5 Membership

---

The Customer Advisory Panel will consist of at least six representatives from community organisations across the Orion service network (Rakaia to the Waimakariri, Banks Peninsula to Arthur's Pass), and up to a maximum of 15, plus an Independent Panel Advisor. This may vary from time to time at Orion's discretion or depending on availability of Panel members.

Organisations will be identified and invited to participate in the Panel that represent the diversity of Orion's customers. Potential membership could include individuals or organisations representing the views and interests of:

- Aged and vulnerable consumers
- Rural consumers
- Local iwi
- Local Councils and community boards on behalf of their communities
- Large electricity consumers (such as industrial or manufacturing users)
- Business consumers
- Young consumers
- Medically dependent consumers
- Large electricity retailers with a wide range of consumer types

The final membership will be determined by willingness to participate and availability, and Orion will appoint Panel members on an individual basis. Organisations may also choose to nominate an alternate representative.

Orion will also canvass the views of other stakeholders (including national and sector organisations, regulators and elected representatives) outside the Panel through direct engagement and updates.

All Panel sessions will be chaired by Orion's Head of Customer and Communications and supported by an Independent Panel Advisor. Subject matter experts may also be invited as required, and members of the Orion team, including its Chief Executive and Integrated Leadership Team, may also participate as required.



## 6 Selection Criteria

---

The independence and authenticity of the Customer Advisory Panel members is of primary importance in the selection process. Members must be fully independent of Orion and capable of credibly representing the perspective of Orion's customers.

The final Panel members (up to a maximum of 15) will be selected by willingness and availability to participate, and by ensuring a cross section of community groups is represented if numbers registered exceeds that of the maximum Panel membership. Orion will appoint Panel members on an individual basis. Members of the Panel cannot:

- Be currently employed or engaged by the Orion Group, its contractors, the Commerce Commission or Electricity Authority,
- Have undertaken activities deemed to have had major adverse consequences for consumers.

## 7 Term

---

The initial term of the Customer Advisory Panel will be until June 2026, after which the ongoing role of the Panel will be reviewed.

Membership may be ended by Orion at any time. Members can also resign from the Panel at any stage.

## 8 Panel Session Meetings

---

The Panel will be established in August 2024 and meet a total of 6 times in the period September 2024 -April 2025.

The Panel session schedule will be aligned to the CPP consultation, with possible timings as follows:

- Panel Session 1 - Establishment workshop – September 2024
- Panel Session 2 – Our forecasts and decision making - October 2024
- Panel Session 3 – Review of AMP Update 2025 - February 2025
- Panel Session 4 – Resilience and reliability - March 2025
- Panel Session 5 – Affordability- September 2025
- Panel Session 6 – The Future- October 2025
- Panel Session 7 – Draft CPP proposal – October 2025

Panel sessions are expected to last 2 hours and held on a Wednesday 4pm – 6pm at the Orion office at 565 Wairakei Road, Burnside, Christchurch.

Orion will pay a koha of \$100 per session to each member's organisation (in accordance with Orion's existing donation policies). Panel members may opt to not receive payment.

It is expected Panel members commit to the schedule and can regularly attend the sessions. Community organisation alternates may attend on behalf of the selected Panel Member and notice of such must be provided to the secretariat in advance.

It is expected all participants in the meetings conduct themselves in a courteous, responsible and constructive way. The facilitator will be the arbiter of this and can exclude those who are disruptive to the successful running of the session.

Members will respect information and treat it confidentially. Materials are provided in good faith and members should ensure that confidentiality is maintained.

## 9 Record of meetings

---

The secretariat function will be performed by Orion, and they will circulate or publish the agenda of each session one week in advance.

Full minutes will be taken and circulated to Panel members by the secretariat. Commercially confidential or other information may not be minuted at Orion's discretion.

Anonymised and summarised minutes will be published on the Orion Have Your Say website.

Full minutes may be made available to the Commerce Commission during the preparation and assessment of a CPP proposal.

## 10 Expectations of Members and Meeting Protocols

---

In becoming a Member of the Panel, you agree to:

- Being part of material required for a CPP application, including but not limited to - your name and organisation details being published on Orion material, photography being used to chronicle the Panel engagement journey, and - as part of providing individual feedback - testimonials, written and video interviews as part of the wider consultation and reporting process.
- Observers being present on the Panel, such as the Commerce Commission.
- Communicate and canvass feedback from your organisation and its constituents.
- Respect any confidential discussion or material provided to you as part of your Panel membership.
- Conduct yourself in a way that is courteous, respectful and encourages open and meaningful dialogue.
- Refrain from media commentary, unless there is prior agreement from the Panel and Orion to do so.

## 11 Amendment, Modification or Variation

---

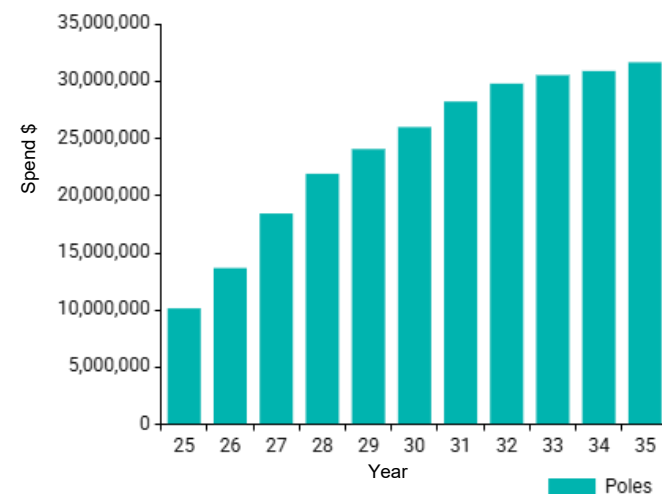
This Terms of Reference document may be amended, varied or modified after consultation and agreement by Orion and Panel members.

## Our Customised Price Quality Path projects in Selwyn District

| New zone substations due to growth                     | Amount (m) |
|--|------------|
| Southbridge new zone substation                        | 20.0       |
| Templeton new zone substation                          | 14.0       |
| Zone substation upgrades due to growth                 |            |
| Darfield zone substation                               | 3.0        |
| Rolleston zone substation install of third transformer | 2.3        |
| Bankside zone substation                               | 3.0        |
| Hororata zone substation transformer update            | 4.5        |
| Lincoln township growth                                | 13.0       |

### Pole replacement programme over the network

**Why we are investing** – reduced risk of unplanned outages due to asset failure, reliability and safety levels maintained, improved network resilience. The graph below shows the forecast spend through to 2035



# Outages last week – an overview

## Outages

These outages were caused by separate faults. The first outage (INCD-13150-P and INCD-13147-P) was due to a cracked insulator on a pole that needed to be repaired. The cause looks to have been the result of damage from a vehicle which would have created a shock load (contractors on site said it was clear a vehicle has impacted / scraped the pole and driven away). There were 2,083 properties affected in total and all were restored within two hours, with many restored within the first half an hour.

The cause of the second fault (INCD-13168-P) is uncertain, but was likely due to wear and tear. This impacted 648 properties, and some of these properties may have already been impacted in INCD-13147-P, unfortunately this is because after shifting these customers to a different feeder (Springston) following the initial outage, we then had another separate fault on that line.

## It's important to be prepared

We do our very best to ensure everyone has power when they need it, but unfortunately sometimes outages do occur. Anything from weather, vegetation, wildlife, ground movement, vehicle incidents and cable strikes can impact our network.

We encourage anyone who relies on electricity for their business to have a contingency plan, such as having a generator or portable power station available for use during a power outage. We also encourage people to be prepared in the event of a power outage, and you can find useful advice about what you need on our website.

We regularly share messaging with the community that if they see any damage to our network, to call anytime on 0800 363 9898 and let us know so that we can get it repaired.



## COUNCIL PUBLIC REPORT

**TO:** Council

**FOR:** Council Meeting – 23<sup>rd</sup> of July 2025

**FROM:** Geoff Deavoll, Policy Team Lead

**DATE:** 7 July 2025

**SUBJECT:** COUNCIL SUBMISSION ON RMA NATIONAL DIRECTION PROPOSALS 2025

---

### KUPU TŪTOHU | RECOMMENDATION

*‘That Council:*

*(a) Receives this report and;*

*(b) Endorses the attached submission on RMA National Direction Proposals 2025’*

### 1. KAUPAPA WHAITAKE | PURPOSE

The purpose of this report is to provide an overview of the Government's consultation on proposed or intended changes to RMA national direction, and to seek endorsement of the attached Council submission.

### 2. TĀHUHU KŌRERO | HISTORY / BACKGROUND

National direction is a term used to describe a range of regulatory instruments, such as National Policy Statements (NPS) and National Environmental Standards (NES), that provide central government direction to influence local decision-making under the RMA. As it directs local government actions, national direction can often be used by the government to bring about immediate changes to the resource management system.

As part of Phase 2 of the Government's programme of resource management reform, changes to existing national direction and some new national direction are proposed. Consultation commenced on Thursday 29 May 2025 on three packages; Infrastructure and Development, Primary Sector and Freshwater. These changes will be finalised following this consultation and will be gazetted and in effect later this year, prior to the replacement resource management legislation becoming law. The proposals will endure into the new planning system that will be in place ahead of the general election in 2026.

Consultation on a fourth package: "Going for Housing Growth", is being progressed on a longer timeframe, and will inform Phase 3, or the system that replaces the RMA, but comments on that discussion document have been included in the submission alongside those for the first three packages.

Package 1: Infrastructure and Development and Package 2: Primary Sector comprise new instruments and amendments to existing national direction instruments. These packages are open for public consultation and submissions as part of the statutory process to prepare and amend national direction under section 46A (1) and (2) of the RMA. This will be the only opportunity for Council to comment on these changes as they are developed.

Package 1 introduces a new National Policy Statement for Infrastructure, a new National Policy Statement for Natural Hazards, new National Environmental Standards for Papakainga, and new National Environmental Standards for Minor Residential Units. Amendments are also proposed to the National Policy Statement for Renewable Energy Generation 2011 to better enable the development of renewable energy projects, amendments to the National Policy Statement on Electricity Transmission 2008 to cover electricity distribution networks as well as transmission and to better enable development and protection of these networks, amendments to Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016 to provide for increased scale of permitted development in response to changes in both technology and the built environment.

Package 2 proposes discreet changes to the Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020, changes to the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017 to lessen Council's discretion to be more stringent than the regulations and to manage forestry slash based on a risk assessment, changes to the New Zealand Coastal Policy Statement 2010 to enable infrastructure development with a functional or operational need to be located in the coastal environment, amendments to the National Policy Statement for Highly Productive Land 2022 to remove LUC 3 soils from protection and to provide for identification of Special Agricultural Areas as an alternative in some districts, and an amendment to the Resource Management (Stock Exclusion) Regulations 2020 to allow stock grazing access to some natural inland wetlands.

Package 3: Freshwater, is open for feedback on options to amend existing national direction instruments for freshwater (National Policy Statement for Freshwater Management 2020 and the National Environmental Standards for Freshwater 2020). Submissions are invited on freshwater proposals, which include some broad options. Further consultation will be undertaken later this year through an exposure draft. The freshwater national direction is largely the responsibility of regional councils to implement through regional plans and is of less significance to district councils as a regulator.

Package 4: Going for Housing Growth, includes a discussion document for consultation and seeks submissions on key aspects of the Going for Housing Growth Pillar 1 (Pillar 1 – freeing up land for urban development, including removing unnecessary planning barriers) policy proposals, and an indicative assessment of implementation options for different components in the new resource management system. No specific changes to national direction is being consulted on as part of this package. Further consultation will be held as the detailed design of the new resource management system progresses.

### 3. TĀPAETAKA KŌRERO | PROPOSAL

A submission has been drafted, covering the four packages being consulted on. As the Council's interests are limited in respect to some of the national direction instruments and further limited by the discreet nature of some of the amendments proposed, the submission does not comment on all of the national direction instruments or all specific provisions being consulted on.

It is noted that there are marked differences in the proposals being consulted on, for example the changes to national direction in Packages 1 and 2 are more fully formed, compared to the Package 3 and 4 proposals which seek comment on potential amendments or concepts yet to be set out in detailed provisions. This limits the scope of the comments that can be made in submissions at this time, and packages 3 and 4 will allow opportunity for further consultation on draft provisions once they are developed further as part of RMA reform.

In each package a series of questions have been posed in each discussion document to guide responses to particular issues. The submission summarises responses to these questions and also makes general comments on the proposed changes. Attached to the submission are the detailed responses to questions for the separate packages.

### 4. KĀ KŌWHIRIKA/KĀ KUPU TŪTOHU | OPTIONS / RECOMMENDATIONS

The Council has three options:

**Option 1 (Recommended)** – receive and endorse the submission

**Option 2** – endorse the submission pending any suggested changes

**Option 3** – not support the submission and do not submit on this bill.

### 5. KO TE HĀKAITAKA KI KĀ WHAKAMAHERETAKA A TE KAUNIHERA, KI KĀ RAUTAKI, KI KĀ KAUPAPA HERE ME KĀ TUKAKA TŪTOHU | ALIGNMENT WITH COUNCIL PLANS, STRATEGY, POLICY AND REGULATORY / COMPLIANCE OBLIGATIONS

#### Waikirikiri Ki Tua / Future Selwyn

The development of central government national direction is not directly relevant to [Waikirikiri Ki Tua/Future Selwyn](#). The central government spatial planning and housing and urban development initiatives being progressed as part of “Package 4, Going for Housing Growth” will potentially have future implications for Waikirikiri Ki Tua / Future Selwyn but at this time there is insufficient detail available to fully understand those implications.

### 6. HE TAUĀKĪ AROTAKE/WHAI HIRAKA | SIGNIFICANCE ASSESSMENT / COMPLIANCE STATEMENT

As this is a submission being made on a central government process, which has a low level of significance and without the need to undertake specific consultation with the community, this process does not engage Council's Significance and Engagement Policy

## **7. KĀ KŌRERO A TE HUKA KUA PĀTAHI KI KĀ WHAKATAU | VIEWS OF THOSE AFFECTED / CONSULTATION**

In making a decision Council needs to know enough about and give adequate consideration to the views and preferences of affected and interested parties. The degree to which Council seeks views of affected and interested parties will be proportionate to the significance of the decision or issue being considered.

### **(a) Views of those affected and Consultation**

A draft submission was circulated and informed by relevant Council staff. Councillor comments were sought via email, ahead of the submission being drafted. No external consultation was undertaken in the development of the submission.

### **(b) Māori and Treaty implications**

No liaison with mana whenua was undertaken in the preparation of this submission.

### **(c) Resiliency and Sustainability considerations**

As this submission is a procedural matter, there are no direct climate change considerations.

## **8. KĀ HĪRAUKA Ā PŪTEA | FUNDING IMPLICATIONS**

There are no funding implications associated with the recommendations within this report.

## **9. HĪRAUKA Ā-TURE/Ā-KAUPAPA HERE | LEGAL / POLICY IMPLICATIONS HEADING**

There are no legal or policy implications associated with the recommendations in this report.



Geoff Deavoll  
**POLICY TEAM LEAD**

***Endorsed For Agenda***



Robert Love  
**EXECUTIVE DIRECTOR DEVELOPMENT AND GROWTH**



## Package 1: Infrastructure and Development

### Part 2.1: National Policy Statement for Infrastructure

**1. Is the scope of the proposed NPS-I adequate?**

The suite of national direction (ND) contains some inconsistencies and conflicts that are left to subordinate documents or processes to resolve. It makes sense to consolidate ND where possible and in the instance of infrastructure, there seems to be inadequate justification of why separate instruments for the other forms of critical infrastructure have been excluded (e.g. renewable electricity generation, electricity transmission and distribution). It would be preferable to have those existing instruments included as sections within the single NPS instrument rather than requiring system users to navigate multiple national direction instruments and conflicts between instruments.

**2. Do you agree with the definition of 'infrastructure', 'infrastructure activities' and 'infrastructure supporting activities' in the NPS-I?**

The additional infrastructure definition includes 'a stormwater network'. If it is intended that the definition apply in a rural setting, then it should also specify land drainage or specific components such as water races and other rural based land drainage infrastructure.

Definitions should be consistent with those applied in the National Planning Standards where possible. In addition to the definitions identified in the question above, the definition of 'sensitive activities' should be amended to better reflect the terminology applied in the National Planning Standards. We suggest sensitive activities be defined as follows:

Sensitive activities: means any:

- a. Residential activity
- b. Visitor accommodation
- c. Community facility
- d. Educational facility

To clarify that civil defence facilities and activities are also covered by the definition of D1 'additional infrastructure' (c) fire and emergency services'. Council supports removing the reference to 'fire' to ensure there is no confusion that this definition applies to emergency services beyond those provided by FENZ, such as civil defence and some ambulance services that are not provided through FENZ.

**3. Does the proposed objective (Objective 1) reflect the outcomes sought for infrastructure?**

For objectives to be effective and reflect good planning practice, they should provide a clear connection that can clearly be followed all the way through to the implementation, or rules and methods employed as a means of achieving the objective.

The provision cascade is not clearly structured. Each subordinate policy that flows from a particular objective should be clearly connected through the use of consistent language and purpose e.g. OB1 (a) speaks to the wellbeing of people and communities and their health and safety, while the corresponding P1 does not apply this consistent use of terminology but instead talks to the 'benefits of infrastructure', two related, but distinct concepts.

The proposed objective could be improved by having clear, succinct objectives that relate to a single issue (preceded by directly relevant policies and implementation methods).

The one objective proposed in the NPS-I objective attempts achieve several different objectives that could be roughly separated and consolidated:

1. Well-functioning infrastructure provides benefits to communities and future generations (specify benefits that are indicated in P1.1).
2. Infrastructure can be delivered and operated in a way that manages adverse effects on the environment (e.g. doesn't degrade the environment more than is necessary)
3. Infrastructure is protected from adverse effects from other activities.

**4. Does the proposed policy (Policy 1) adequately reflect the benefits that infrastructure provides?**

The benefits of Infrastructure are not unclear, but P1 does not succinctly provide for the benefits in a way that would lead to faster, or improved consent decision-making. It is unclear why the benefits for infrastructure sit within a policy, as opposed to the first (most important) objective within the NPS, as surely achieving these benefits is the primary objective of the direction.

**5. Does the proposed policy (Policy 2) sufficiently provide for the operational and functional needs for infrastructure to be located in particular environments?**

The proposed policy is disproportionately weighted towards operational and functional needs in a way that could compromise overall strategic direction to provide for communities and regions as a whole.

**6. Do you support the proposed requirement for decision-makers to have regard to spatial plans and strategic plans for infrastructure (Policy 3)?**

While it is logical and appropriate that infrastructure providers determine the 'property level' decisions with respect to locating physical infrastructure, it is not appropriate or to the benefit the NZ public for individual infrastructure providers to be making spatial plans for a singular infrastructure matter. The point of spatial planning is to provide for growth in a strategic and coordinated way, and the way the NPS-I currently reflects the ability for infrastructure providers to prepare spatial plans wholly defeats the purpose of these plans.

Policy 4 fails to appropriately consider the local implications when making planning decisions. In the Selwyn district, significant time and investment has been made by the Council and community to develop spatial plans. Strategic 'district' and 'regional' level decisions that meet the overall district and regional growth aspirations should have precedence over 'spatial' or 'master' plans produced by private sector operators.

**7. Would the proposed policy (Policy 4) help improve the efficient and timely delivery of infrastructure?**

Overall, the policy content and direction is too detailed, which could compromise and ultimately undermine premise of the NPS to enable the efficient and timely delivery of infrastructure.

The proposal may improve the direction to consenting planners in relation to large-scale infrastructure proposals, however the level of detail of the NPS will create reporting inefficiencies and burden smaller scale proposals with additional requirements.

If it is the government's intention to improve the timeframes and consent reporting requirements more generally, SDC considers that reporting requirements should be proportional to the nature and significance of the activity being considered. Efficiencies in consenting may also be improved by a prescribed reporting template to mitigate the risk of 'over reporting' to reduce legal risk associated with the additional consent assessment requirements.

The requirements to consider international, national and regionally accepted standards and methods will not improve efficient consent processing. Councils, especially smaller Councils with limited in-house planning expertise, already struggle with the reporting burden of consents without needing to traverse what would appear to be an almost infinite plethora of standards and methods as referred in P4 .2.(b). With the Phase 3 proposal to extend the application of NES, it would be preferable that any reference to standards be removed from the NPS-I, or at least deferred until there is greater clarity for Phase 3.

Existing information should be used where it is appropriate to do so. Where local authorities are concerned with the integrity of the existing information provided for in P4.2.(c), for example where there are concerns with the source of the information or methods employed or, if relevant, the date of the report, decision-makers should be able to request additional information and assessments.

**8. Does the proposed policy (Policy 5) adequately provide for the consideration of Māori interests in infrastructure?**

Council support recognising and providing for Māori rights and interests. Of particular relevance to the NPS-I proposal is self-determination, or tino rangatiratanga. P5 1) c) which provides "opportunities in appropriate circumstances for tangata whenua involvement" is particularly subjective as to who makes the determination, and what might be considered appropriate circumstances. Council support the inclusivity of voice for mana whenua when recognizing and providing for Māori rights and interests.

## Part 2.2: National Policy Statement for Renewable Electricity Generation

**11. Do you support the proposed amendments to the objective of the NPS-REG?**

The change to the objective is welcomed as the change makes it clearer why there is a need to increase the level of renewable electricity generated.

**12. Are the additional benefits of renewable electricity generation helpful considerations for decision-makers? Why or why not?**

The change to the list of benefits in policy A provides a more complete list of the benefits of REG than the existing NPS-REG. This is therefore supported.

**13. Does the proposed policy (Policy C1) sufficiently provide for the operational and functional need of renewable electricity generation to be located in particular environments?**

The policy identifies the main operational and functional requirements for REG. This is therefore supported.

**14. Do the proposed new and amended policies (Policy D, Policy 3, Policy 4) adequately provide for existing renewable electricity generation to continue to operate?**

There is now a requirement where decision makers when making decisions on plans and policy statements, must have regard to a reduction in the 'potential' utilisation of renewable electricity resources from inappropriate subdivision, use and development. This is a broad requirement, and the use of the word 'potential' suggests this applies to renewable electricity generation activities that may locate at a given locality in the future, rather than those that already exist and may need to expand. This may be hard for Council's to implement given the level of uncertainty it introduces.

**15. Do the proposed policy (Policy 1) changes sufficiently provide for Māori interests in renewable electricity generation?**

The inclusion of a policy that recognises and provides for Maori interests is supported.

**16. Do you support the proposed policy (Policy 2) to enable renewable electricity generation development in areas not protected by section 6 of the RMA, or covered by other national direction?**

The NPS-REG outlines that for any s6 matters, or concerning national direction, existing provisions in regional policy statements, regional and district plans will be used. However there appears to be conflict where other policies, strengthened from the existing NPS-REG, use the term 'recognise and provide' which is language typically associated with s6 matters. For instance, Policy B requires that decision makers must recognise and provide for enabling cumulative increases of REG output *at any scale and any location*, including small-scale and community-scale REG activities. Policy C1 requires that decision makers recognise and provide for REG activities that have *an operational need or functional need to be in particular environments*.

Whilst the NPS-REG on the one hand retains the ability for locally based objectives and policies to be used where s6 applies, or other national direction (such as the NZCPS), the language of other policies and elevation to 'recognise and provide' (formally 'have particular regard to' which is consistent with s7) would appear to override, or at least create uncertainty in the decision-making process.

## Part 2.3: National Policy Statement on Electricity Networks

**17. Do you support the inclusion of electricity distribution within the scope of the NPS-EN?**

Yes – in the Selwyn District, certain distribution lines operate at voltages (up to 110kv) akin to some lower voltage lines in the transmission network. Additionally, the vast majority of residential and business activities are served by the distribution network, where security and reliability of supply are of the utmost importance. As such, it makes sense to provide for the distribution network alongside the transmission network to ensure electricity is securely transported from where it is generated to where it is consumed.

**19. Do you support the proposed definitions in the NPS-EN?**

Yes, in-so-far as they are more specific and therefore less open to interpretation.

**21. Do you support the proposed objective (Objective 1)? Why or why not?**

The objective, as drafted, is long for an objective and seems to conflate multiple outcomes. It would be better to break it into three – one addressing the importance of EN, another managing the adverse effects from EN and the third addressing protecting EN from sensitive and incompatible activities. This would make it easier to monitor just now.

**22. Will the proposed policy (Policy 1) improve the consideration of the benefits of electricity networks in decision-making?**

The change to the list of benefits in policy 1 provides a more complete list of the benefits of EN than the existing NPS. This is therefore supported.

**23. Does the proposed policy (Policy 2) sufficiently provide for the operational and functional needs for electricity networks to be located in particular environments?**

The NPS-EN outlines in P2 (1) that planning decisions must recognise and provide for EN activities that have an operational or functional need to be in particular environments, including in areas within s6 RMA values, with unavoidable effects on those environments.

As for the NPS-REG, there is tension introduced where the NPS directs that decision makers must 'recognise and provide' (which is very directive) for the need for EN to be in any environment or location (including those with s6 values), and as a result there will inevitably be unavoidable effects (e.g. P2). On the other hand, there is still the requirement on P7 to 'seek to avoid' adverse effects which appears to put the onus on EN operators (including now distribution networks) to show how they have sought to avoid those adverse effects through particular routes, sites and methods. It is also noted that tension exists with direction in other national direction such as the NZCPS, where 'avoid' is used in relation to effects on certain values and general direction in the NPS-EN to enable development of EN.

The apparent tension may have the effect of increasing uncertainty in decision-making rather than settling it. Infrastructure providers on the one hand are required to show they have met their obligations to avoid adverse effects on those values and on the other hand decision makers must reconcile this with the need to recognise and provide for the EN to locate in any environment and that adverse effects on these values are unavoidable.

**24. Do you support Transpower and electricity distribution businesses selecting the preferred route or sites for development of electricity networks (Policy 4)?**

It is appropriate that EN operators select the most appropriate routes, sites and methods as they are best placed from a technical standpoint to make these decisions. However, the onus is on these EN operators to show how these routes, sites and methods meet their obligations under s6 and national direction and otherwise avoiding, remedying or mitigating adverse effects.

**26. Does the proposed policy (Policy 3) adequately provide for the consideration of Māori interests in electricity networks?**

The inclusion of a policy is an improvement over the existing NPS where there is little recognition given to Māori interests.

**27. Do you support the proposed policy (Policy 5) to enable development of electricity networks in areas not protected by section 6 of the RMA, or covered by other national direction?**

Enablement is supported, where there are no s6 concerns or other national direction and where the works are defined as routine. P6 as drafted however appears to apply to s6 matters, and other national direction as well. This could create conflicts where a threshold on adverse effects exists in other national direction (for instance the NZCPS) which need to be addressed. See answer to 29 below.

**29. Do you support the proposed policy (Policy 6) to enable routine works on existing electricity network infrastructure in any location or environment?**

P6 needs careful consideration where there is apparent conflict with other national direction implements – for example where adverse effects are to be avoided (various NZCPS policies). This is recognised as a potential source of conflict in the discussion document. The overall intent is supported to enable works for routine and predictable activities, where s6 or other national direction do not apply and where it can be demonstrated that best practice methods are being used with suitably qualified professionals. If s6 and other national direction are also included within the scope of P6 (as appears to be the intent based on the wording of P7), then further qualification of this should be included to avoid conflicts.

**30. What other practical refinements to Policy 8 of the NPS-EN could help avoid adverse effects on outstanding natural landscapes, areas of high natural character, and areas of high recreation value and amenity in rural environments?**

As stated, the drafting appears to create some tension and thus uncertainty between policies that recognise and provide for EN activities, even where there are unavoidable adverse effects, including on s6 matters (for example P2 (1) and those where adverse effects should be avoided (P7 and other national direction). This is an area where clearer national direction would be welcome.

**31. Do you support the proposed policy (Policy 9) to enable sufficient on-site space for distribution assets?**

It is not considered that this is a significant issue in Selwyn District, however the intent behind this policy is supported to ensure that EDN are properly accommodated into new subdivision, use and development. Selwyn District Council already requires that the line company confirms capacity on its network at the time of subdivision. In order to demonstrate sufficient on-site

space, is it the intention of the NPS-EN for a developer to routinely consult with an EDN for any subdivision or land use consent submitted to Council in urban areas that create new residential or commercial development? Further guidance on this would be useful to understand how this will be implemented.

**32. Should developers be required to consult with electricity distribution providers before a resource consent for land development is granted? If not, what type or scale of works would merit such consultation (Policy 10)?**

In Selwyn District, only 33kv lines and above are identified in District Plan as 'Significant Electricity Distribution Lines'. Identifying every distribution line (in for example a district plan) is not supported as this would include lines at 22kv or below. These lines (especially at 11kv) tend to run along the majority of rural roads in the district and would provide too much detail for a district plan map layer. It would be useful to more selectively require lines at higher voltage to be identified (33kv+) as these typically require greater clearance distances from neighbouring activities, as well as providing security of supply across a greater part of the District.

Whether an EDN should be consulted depends on the scale and significance of the proposal and the importance of the asset to be protected. If the intention is to embed the NZCEP into planning decisions through the NES-ENA, then a distance requirement could apply so that where buildings or structures require resource consent, or a proposed building platform is identified on a subdivision plan, within say 30m of an asset, the developer is required to consult with EDN operators. This could be risk based and tie in to whether the line is identified as a significant distribution line running at 33kv or above.



## Part 2.4: National Environmental Standards for Electricity Network Activities

### **33. What activity status is appropriate for electricity transmission network activities when these:**

#### **a. do not comply with permitted activity standards?**

A controlled activity would generally be appropriate where the activity is existing, the effects of the non-compliance are known and predictable and is for a non-compliance relating to the maintenance, minor upgrade, operation or repair (i.e. routine works). A controlled activity status may also be appropriate for non-routine works in areas that are not located in natural or historic areas and where other national direction does not apply.

#### **b. are located within a natural area or a historic heritage place or area?**

Caution is required where the activity is a significant upgrade on an existing activity that does not constitute routine work and is located in significant natural or heritage areas. A controlled activity is unlikely to be appropriate because of the stringency of proposed P7 of the NPS-EN, seeking to avoid adverse effects on those listed natural areas from development and non-routine work. In order to assess that EN operators have met their obligations under P7 and other national direction, the activity status should be more stringent (e.g. a restricted discretionary, not controlled activity status) for significant (non-routine) upgrades where NPS-ENA P7 and s6 applies (and other national direction).

### **34. Do you support the proposed scope of activities and changes to the permitted activity conditions for electricity transmission network activities?**

Generally, these are supported:

- Reg 12 (ET). In relation to undergrounding, if this is to be made a permitted activity this should align with the EDN standard. A controlled activity is appropriate, where the relevant standards cannot be met, and is sufficiently enabling whilst still ensuring that appropriate scrutiny can be undertaken in areas of higher sensitivity (for instance considering the effects of earthworks in ONL and then applying appropriate conditions).

- Reg 14 (ET). A controlled activity is appropriate where permitted standards cannot be met (as opposed to restricted discretionary through the current cascade) where these activities relate to routine work. However, a restricted discretionary activity should be retained for significant upgrades in areas of natural and historic value.

### **39. Do you support management plans being used to manage environmental impacts from blasting, vegetation management and earthworks?**

Yes, this may be appropriate, where the work is related to routine activities. If the management plan is to be provided in place of a resource consent and where targeted monitoring from the relevant Council is expected, there should be the ability to charge a monitoring fee under s36(1)(cc) and s43A(8) and this should be specified in this NES.

### **40. What is an appropriate activity status for electricity distribution activities when the permitted activity conditions are not met, and should this be different for existing versus new assets?**

A controlled activity is generally appropriate, however restricted discretionary activity status should be used there is a substantial upgrade in scale such that the activity is not considered routine works (and is not a permitted activity) and where NPS-ENA P7 and s6 applies (and other national direction). For instance, in Selwyn District, most electricity distribution lines in ONL are 11kv and 8-10m in height. It may be a substantial change in effects to enable the upgrade of these lines beyond the proposed permitted standards (for instance an upgrade to a 25m high 66kv or 110kv line) as a controlled activity (proposed R9). This also seems to be at odds with proposed P7 of the NPS-ENA where effects are sought to be avoided. In order to assess that EN operators have met their obligations under P7, s6 and other national direction, a restricted discretion activity should be retained.

For proposed newly established lines a restricted discretionary activity (e.g. R10) may be appropriate, but the list of matters of discretion will have to be expansive to cover all possible effects and considerations that may arise from these activities in natural or historic heritage. Whilst many can be anticipated, the array of environments that this would apply to may mean that some effects are not listed in a national standard. The long list of matters of discretion might obviate the value of having such an activity status. Therefore, if this is to be included in the final NES, there should be the ability for a district plan to be more stringent for proposed newly established lines, particularly where NPS-ENA P7 and s6 applies (and other national direction).

**41. What is your feedback on the scope and scale of the electricity distribution activities to be covered by the proposed NES-ENA?**

It is appropriate that distribution activities are addressed by the NES-ENA, however in terms of placing obligations or constraints on those undertaking activities near to lines infrastructure, these obligations and constraints should be proportional to the significance of the asset. In particular, it is appropriate that provisions are in place to protect the EDN lines operating at higher voltages (33kv+) as these lines supply electricity to a greater part of the district and require more investment by the EDN operator.

**42. Do you support the proposed inclusion of safe distance requirements and compliance with some or all of the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001?**

The NZECP, in its entirety, addresses matters beyond the care and control of Councils, such as responsibilities of parties who work or operate mobile plant near overhead electric lines and other electrical works (section 5); requirements for safe design and installation of overhead electric and telecommunications systems and other electrical works and controls on access to conductors (sections 6-8); and minimum safe approach distance requirements for persons working near exposed live parts (section 9). As such, Council does not support the inclusion of all the NZECP, as this would impose an obligation to administer sections of the NZECP, which go beyond the function of Council.

Should reference to NZECP be included in the NES, the relevant sections of the NZECP should be clearly identified, being those that relate to planning matters.

**43. Is the proposed NES-ENA the best vehicle to drive compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distance 34:2001? If not, what other mechanisms would be better?**

No. Council is also concerned that inclusion of the NZECP could a pathway for people to seek consent not to comply with the NZECP. Council notes that the Electricity (Safety) Regulations 2010 mandates compliance with the NZECP, and Council is not responsible for administering this regulation. However, section 17(3) of the Regulations does include penalties for an individual and for Council who 'controls' any construction, building, excavation, or other work on or near an electric line if safe distances are not maintained. As such, Council would expect it to be clear that non-compliance with the NZECP did not expose Council to the potential of permitting an offence under the Regulations.

**44. Should the NES-ENA allow plan rules to be more lenient for electricity distribution activities proposed to be regulated?**

Yes – if the purpose is to enable more ENA, then it would make sense to allow plans to be more lenient.

**45. Should the NES-ENA allow plan rules to be more stringent in relation to electricity distribution activities in specific environments? (e.g, when located in a 'natural area')**

Yes – in relation to natural and heritage areas, there should be provision to make plan rules more stringent. This is because a controlled, or in some cases a restricted discretionary activity, does not appear to align with the stringency of proposed Policy 7 of the NPS-EN, seeking to avoid adverse effects on those listed natural areas. It is also noted that other national direction (e.g. NZCPS) sets stringent tests to avoid effects on certain values. To assess that EN operators have met their obligations under Policy 7 and other national direction, plan rules should be able to be more stringent (e.g. by retaining a discretionary activity status or discretionary activity status).

**47. Have private or at work electric vehicle users been required to obtain a resource consent for the installation, maintenance and use of electric vehicle charging infrastructure?**

We are not aware that this is an issue in Selwyn District.

**48. Should the construction, operation and maintenance of electric vehicle charging infrastructure be a permitted activity, if it is located in a land transport corridor?**

Yes, this is appropriate, noting that providers will need to seek the approval of the road controlling authority.

**49. Should the construction, operation and maintenance of electric vehicle charging infrastructure become a permitted activity, if it is ancillary to the primary activity or outside residential areas?**

Yes. However, it should be clarified if '10 vehicles per hour' means 10 vehicle movements to or from the site. Additionally, a requirement on lighting/light spill should also be included noting that these sites may be brightly lit and they may also be located adjacent to residential zones or sensitive activities. The proposed restricted discretionary activity should also include a light spill matter alongside noise.

**50. Do you support the proposed provisions for electric vehicle charging for all types of EVs, or are additional requirements needed for heavy vehicles such as large trucks, ferries or aircraft?**

For facilities that service large trucks, a permitted standard of 10 vehicles per hour may not be appropriate where immediately adjacent to residential zones or sensitive activities. Consideration should be given to additional performance standards to protect the amenity of a neighboring residential zone or sensitive activity, where immediately adjacent to the zone boundary or near a sensitive activity.

## Part 2.5: National Environmental Standards for Telecommunication Facilities

**51. Do the proposed provisions sufficiently enable the roll-out or upgrade of telecommunication facilities to meet the connectivity needs of New Zealanders?**

Council considers that providers are better placed to respond to this question.

**52. Which option for proposed amendments to permitted activity standards for telecommunication facilities do you support?**

Council generally supports all three 'Option 1' proposals put forward, being the Government's preferred options.

In relation to maximum pole heights, it is acknowledged that this may lead to instances where the height cap is below the maximum permitted height of buildings within the zone, thereby not addressing the operational needs of telecommunication providers however Council considers that a consistent approach gives greater certainty to all parties, and will make implementation

In relation to headframes on poles in road reserves, Council supports the approach of permitting headframes in areas where there is lower visual amenity impacts.

**54. Do the proposed provisions place adequate limits on the size of telecommunication facilities in different zones?**

Council generally supports amendments to regulated activities to enable the installation of new poles outside of the road reserve but considers that clarity should be provided in relation to the use of zone descriptors within the NES.

The identified zones should be consistent with those identified in the National Planning Standards where possible. For example, in relation to the proposed amendments to Regulations 27(7) and 29(2)(b), and Regulations 31(1)(a) and 33(2)(a), reference is made to commercial, local centre, mixed-use and neighbourhood centre zones. However, it is unclear from the context if the reference to *commercial zone* is intended to refer only to the stand alone *Commercial zone*, as identified by the National Planning Standards, or if it is intended to capture all of the zones that the National Planning Standards identifies under the blanket heading of Commercial and mixed use zones, being the Large format retail zone, Town centre zone, Metropolitan centre zone and City centre zone, as well as the Local centre zone, Neighbourhood centre zone, Commercial zone and Mixed-use zone.

As a general comment, throughout the proposed provisions, potential for confusion is created by the mix of specific zone names in some locations and the broader chapter names, as set out in the National Planning, in other locations.

## Section 3: Development

### Part 3.1: National Environmental Standards for Granny Flats (Minor Residential Units)

**57. Are the proposed provisions in the NES-GF the best way to make it easier to build granny flats (minor residential units) in the resource management system?**

Yes, however Council does not consider that the proposed NES-GF addresses the issue of home 'ownership', as a MRU by definition has to be held in the same ownership as a PRU. Further, to address the concern around the supply of small houses, Council suggests a more appropriate response is to address the ability of developers to impose covenants on land requiring large (200m<sup>2</sup>+) minimum floor areas for new residential units.

At D4, Council notes that the National Planning Standards allow for the Settlement Zone to be placed in either the Rural, Residential or the Commercial and mixed use zones chapters. This should be reflected in the NES-GF.

At D5, Council also seeks clarification regarding the use of 'Mixed use zone' – is this intended to relate only to the *Mixed use Zone* as defined by the National Planning Standards, as opposed to all other zones identified as Commercial and Mixed use zones? Council would not support the inclusion of any other Commercial and Mixed Use zone within the proposed NES-GF.

**58. Do you support the proposed permitted activity standards for minor residential units?**

In part. In general, Council considers that the proposed activity standards in the NES-GF in relation to building coverage and setback from boundaries are not appropriate and that the provisions of the underlaying district plan should be relied upon instead, for the reasons discussed below.

Council is concerned that the proposed maximum floor area refers to an internal measurement, most likely to align with the current approach to exempt building work under Schedule 1 of the Building Act, however this approach conflicts with the current measurement of building coverage, as defined by the National Planning Standards, which relates to an external measurement. Council is concerned that in achieving an internal floor area, a MRU would fail to meet the proposed NES-GF requirement in relation to building coverage, leading to the need for a resource consent, negating the outcomes the proposed NES-GF is seeking to achieve.

Council seek clarification on how the maximum building coverage is to be applied in relation to MRU – on a site basis, or across the identified zones? If a district plan establishes a lesser maximum building coverage (e.g. 40%) and this has been met by existing development (e.g PRU and accessory buildings), then allowing for an increase to facilitate MRU could be understood, on a site basis, but not in all locations. Council considers that a 50% maximum building coverage is not appropriate in the Large Lot Residential Zone, where there are particular landscape characteristics, physical limitations or other constraints to more intensive development. Council also notes that PAS 3 refers to the maximum coverage for MRU and PRU, but does not refer to accessory buildings, or other structures that would form part of building coverage. Clarification is requested on this issue.

Council considers that it is more appropriate that existing District Plan provisions manage setbacks in all zones, rather than specific setbacks being identified in the proposed NES-GF. In particular, in the rural environment, Council has specific setbacks for habitable residential units to manage the risk of natural hazards, specifically wildfire. A 5m setback from side and rear boundaries for a MRU is inconsistent with the District Plan and could lead to lives being put at risk. In an urban environment, Council is concerned that a 2m setback from the front boundary, without commensurate requirements for windows to the street, as is required by MDRS provisions, could result in unsafe streets and public open spaces, as there is no requirement for passive surveillance.

Council also considers that, to ensure a minimum level of amenity for the occupants of a MRU, a minimum outdoor living space be required, separate from the PRU, similar to that required for MDRS, to enable the day to day needs of residents to be met.

Council supports a minimum setback from the PRU, but also considers that a maximum setback is appropriate in a rural environment, to ensure that MRU do not impact on the productive capacity of the land.

As an aside, Council queries how the NES-GF is to be implemented where MDRS have been implemented into District Plan, enabling up to three residential units per site, when it is proposed to permit only one MRU per site.

**59. Do you support district plans being able to have more lenient standards for minor residential units?**

Yes. The Selwyn District Plan currently is more lenient in relation to floor area in a rural environment. However, Council is cognisant that variation between the proposed NES-GF, Council's existing District Plan and the proposed changes to the Building Act for Small Stand-alone dwellings, has the potential to create confusion within the community about what provisions apply where. This imposes a greater obligation on all parties to be aware of relevant provisions and increased the potential for non-compliance, intended or otherwise.

**60. Should the proposed NES-GF align, where appropriate, with the complementary building consent exemption proposal?**

Yes. Alignment between the proposed NES-GF and the Building and Construction (Small Stand-alone Dwellings) Amendment Bill is crucial to ensure regulatory clarity, avoid duplication or conflict, and support efficient delivery across both the building and resource management frameworks. However, clarity is required between the two instruments, particularly in terms of setback from other buildings on the site.

**61. Do you support the proposed list of matters that local authorities may not regulate in relation to minor residential units? Should any additional matters be included?**

In part. As addressed above, to provide a level of amenity to occupants of MRUs, consideration should be given to the minimum provision of outdoor living space, to provide for the day to day needs of residents, similar to that required by MDRS.

**62. Do you support existing district plan rules applying when one or more of the proposed permitted activity standards are not met?**

Yes. However, Council seeks clarity in relation to the appropriate pathway when one or more of the PAS are not met. Does failure to meet one of the PAS mean that the District Plan provisions are only relevant in relation to that activity standard, or is it the case that failure to one the PAS would mean that all aspects of the MRU proposal would be considered against the district plan, and not any of the NES-GF?

- 63. Do you support the list of matters that are out of scope of the proposed NES-GF? Should any additional matters be included?**

Yes, this is supported.



### Part 3.3: National Policy Statement for Natural Hazards

**71. Should the proposed NPS-NH apply to the seven hazards identified and allow local authorities to manage other natural hazard risks?**

Only including some hazards within the NPS-NH will create a legislative environment where the listed hazards are considered to be more important than hazards that have not been listed, regardless of the actual hazardscape in a location.

Local authorities should have the ability to identify the natural hazards relevant to their location and to manage them, either without reference to a compulsory list or with a larger list (and the ability to identify that the hazard does not apply). For example, the hazards identified require local authorities to manage coastal hazards, even when they do not have a coastline. Other local authorities have no known active faults but would be required to address that hazard. The need to provide specific management decision responses at a local level is consistent with a risk-based approach.

**72. Should the NPS-NH apply to all new subdivision, land use and development, and not to infrastructure and primary production?**

The NPS-NH should apply to all activities including infrastructure and primary production.

In the case of infrastructure, there should be a policy pathway to allow the infrastructure where there is a functional or operational need to locate in a natural hazard risk area but given the post-event importance of infrastructure there should not be a general 'out' to allow them to locate anywhere without active consideration of natural hazard risk.

In the case of primary production, the activity is often dependent on high-value ancillary activities (e.g. dairy sheds or cool stores) that should be located/designed with natural hazard risk in mind. To do otherwise would hinder recovery following an event. Other primary production activities (e.g. forestry on unstable land) can themselves exacerbate the effects of a natural hazard event. The NES-CF does not provide setbacks between forestry and urban environments that are large enough to address wildfire risk in all parts of the country, and so local authorities need to have the ability to address this natural hazard risk resulting from a primary production activity.

The fact that this NPS is an interim tool is no more relevant to infrastructure and primary production than to other activities.

**73. Would the proposed NPS-NH improve natural hazard risk management in New Zealand?**

In areas that are not yet taking a risk-based approach to managing natural hazard risk, then the NPS-NH has the potential to slightly improve decision-making, provided that sufficient appropriate scientific support is also provided on an ongoing basis.

Given that there is no timeframe for the implementation of the NPS, this impact is likely to be limited to socializing what future replacement plans might look like.

**74. Do you support the proposed policy (Policy 1) to direct minimum components that a risk assessment must consider but allow local authorities to take a more comprehensive risk assessment process if they wish?**

Yes, provided that those local authorities that choose to go beyond the minimum are not able to be penalized (such as through judicial or ministerial intervention) for doing so.

**75. How would the proposed provisions impact decision-making?**

Provided that sufficient appropriate scientific support is also provided on an ongoing basis, the provisions may give local authorities the confidence to make hard or unpopular decisions for the long-term benefit of communities. However, given that there is no timeframe for the implementation of the NPS, this impact is likely to be limited to socializing what future replacement plans might look like.

**77. Do you support the definition of significant risk from natural hazards being defined as very high, high, medium risk, as depicted in the matrix?**

There needs to be a clear rationale for each of the identified risk levels, such as a separate policy approach for each level of risk identified – e.g. ‘always avoid’ where the risk is ‘very high’, ‘avoid unless’ where the risk is high, ‘manage’ in areas of medium risk and ‘permit’ where the risk is low.

**78. Should the risks of natural hazards to new subdivision, land use and development be managed proportionately to the level of natural hazard risk (Objective 1)?**

Yes. It is appropriate to manage subdivision, land use and development be managed proportionately to the level of natural hazard risk.

**79. How will the proposed proportionate management approach make a difference in terms of existing practice (Policy 3)?**

The Partially Operative Selwyn District Plan already uses a risk-based proportionate management approach to managing natural hazard risk, and so there is unlikely to be a significant change to existing practice in our district.

**80. Should the proposed NPS-NH direct local authorities to use the best available information in planning and resource consent decision-making (Policy 4)?**

Yes. There needs to be the ability to update the information that is being referred to or relied upon in natural hazard decision-making as better information becomes available, without a Schedule 1 or equivalent process. Where a local authority relies upon assessments prepared over a large area, they also need to be able to consider information that has been prepared on a finer scale, such as an assessment undertaken as part of a consent application.

**81. What challenges, if any, would this approach generate**

Local authorities have access to variable information that may differ across TA boundaries. The NPS-NH will therefore still result in differing outcomes because the best available information will vary.

The quality of the information could still be subject to challenge, resulting in a reluctance to use new information, particularly where the outcome is politically unpopular – death by peer review.

**82. What additional support or guidance is needed to implement the proposed NPS-NH?**

There needs to be consistent and reliable central government funding for natural hazards research with outcomes that can then be implemented by local authorities. This is particularly

important for those local authorities that do not have the resources to undertake this research themselves, but it is also important to ensure that there are nationally consistent datasets/recommended approaches that are then less likely to result in challenges when local authorities rely on them to develop their response to natural hazards in accordance with the NPS-NH.

**83. Should the NZCPS prevail over the proposed NPS-NH?**

The NZCPS and the NPS-NH should be consistent. Given the age of the NZCPS, where there is a discrepancy, the most stringent requirement should prevail.

## Section 4: Implementation of infrastructure and development instruments

- 84. Does 'as soon as practicable' provide enough flexibility for implementing this suite of new national policy statements and amendments?**

Yes. This provides sufficient flexibility for Councils to implement the NPS, noting it is also reasonable to expect new plans to be developed under the new resource management legislation to incorporate giving effect to the new and amended NPS.

- 85. Is providing a maximum time period for plan changes to fully implement national policy statements to be notified sufficient?**

**a. If not, what would be better, and why?**

**b. If yes, what time period would be reasonable (eg, five years), and why?**

Currently there is a mixed approach under the existing NPS. There should be more consistency across the different NPS in how they should be implemented.

- 86. Is it reasonable to require all plan changes to fully implement a national policy statement before or at plan review?**

Yes. Given that the new resource management legislation currently in development will require new plans to be created within a relatively short timeframe, it would make sense that full implementation of all NPS is required at that time.

## Package 2: Primary sector

### Part 2.2: National Environmental Standards for Commercial Forestry

**10. Does the proposed amendment to 6(1)(a) enable management of significant risks in your region?**

No. The NES-CF does not provide setbacks between forestry and urban environments that are always large enough to address wildfire risk, and so local authorities need to have the ability to address this natural hazard risk by having district plan provisions that are more stringent than the NES, where the 'significant' test proposed by the NPS-NH is met. When Canterbury is subject to a sustained north-west wind during the height of fire season, ember attack can occur at a significantly greater distance than the 31m that results from the combination of Reg14(1)(c) and a 1m internal boundary setback requirement in an urban zone. The Port Hills fires and the Ohau fire are examples of what could occur in the absence of such a provision.

### Part 2.4: National Policy Statement for Highly Productive Land

**25. Should LUC 3 land be exempt from NPS-HPL restrictions on urban development (leaving LUC 3 land still protected from rural lifestyle development) Or, should the restrictions be removed for both urban development and rural lifestyle development?**

Urban development is more efficiently undertaken when large blocks of land are developed cohesively. Rural lifestyle developments typically occur near urban land, and then create inefficiencies when intensification is sought. Rural lifestyle development is also in itself an inefficient use of production land. Whilst direct economic benefits will accrue to the landowner of the parent land parcel for rural lifestyle subdivision (which will offer the highest rate of return on the land compared to land based primary production), this is often outweighed by economic, social, environmental and cultural costs of the wider loss of productive land to the district. If LUC 3 is to be taken out of productive use, it should be for development that will provide the greatest net benefit to the district (in terms of housing or employment). Rural lifestyle development does not offer this and therefore restrictions on rural lifestyle development on LUC 3 should remain, noting that the net area loss of LUC 3 over a district will likely be skewed far more towards (less efficient) new rural lifestyle development than new zoning for denser residential or employment uses, if this restriction is removed.

**26. If the proposal was to exempt LUC 3 land from NPS-HPL restrictions for urban development only, would it be better for it to be for local authorities led urban rezoning only, or should restrictions also be removed for private plan changes to rezone LUC 3 land for urban development?**

If the proposal was to exempt LUC 3 land from NPS-HPL restrictions for urban development only, then it should be restricted to rezoning proposals that are either initiated or adopted by the relevant local authority. This would allow authorities to make strategic growth decisions to achieve well-functioning urban environments (including, for example, integration with planned infrastructure provision), even where the land is LUC 3.

Where there is a demonstrated need for urban development in a location, and the local authority has not taken the appropriate steps to initiate a necessary plan change, then the relevant NPS-HPL tests would still be available to be used in consideration of a private plan change request.

- 27. If LUC 3 land were to be removed from the criteria for mapping HPL, what, other consequential amendments will be needed? For example, would it be necessary to:**
- a. amend 'large and geographically cohesive' in clause 3.4(5)(b)
  - b. amend whether small and discrete areas of LUC 3 land should be included in HPL mapping clauses 3.4(5)(c) and (d)
  - c. amend requirements for mapping scale and use of site-specific assessments in clause 3.4(5)(a), and amend definition of LUC 1, 2 or 3 land
  - d. remove discretion for councils to map additional land under clause 3.4(3).
  - e. use more detailed information about LUC data to better define HPL through more detailed mapping, including farm scale and/or more detailed analysis of LUC units and sub-classes.

Large and geographically cohesive areas of HPL are likely to include some LUC 3, interspersed with LUC 1 and LUC 2. In order to meaningfully map areas of 'large and geographically cohesive' LUC 1 and LUC 2 HPL, there should remain the flexibility to include LUC 3 within a larger contiguous unit of LUC 1 and LUC 2.

There are also areas where LUC 3 forms a significant or dominant part of land currently considered to be HPL in a district, for example Queenstown Lakes District. In high growth areas, such as Queenstown Lakes District, the removal of protections on LUC 3, especially for rural lifestyle development, would quickly reduce the amount of productive capacity where it is already in short supply. Retaining restrictions on rural lifestyle development on LUC 3 would therefore help mitigate this risk and ensure that the removal of a limited supply of LUC 3 is only used for the most efficient development.

- 28. Given some areas important for foods and fibre production such as Pukekohe and Horowhenua may be compromised by the removal of LUC land, should additional criteria for mapping HPL be considered as part of these amendments?**

Yes.

- 29. If so, what additional criteria could be used to ensure areas important for food and fibre production are still protected by NPS-HPL?**

Consideration should be had to cohesive areas of LUC 3 where there is supportive and established infrastructure in place for food and fibre – for example cold stores, packhouses, large scale water storage and distribution and proximity to major transport corridors, deepwater and inland ports and international airports.

- 30. What is appropriate process for identifying special agricultural areas should be? Should this process be led by local government or central government?**

(SAA) should be led by central government but with strong input from local government – local government should be able to nominate areas and show how they meet the set criteria with central government then being the ultimate decision maker.

- 32. Should timeframes for local authorities to map highly productive land in regional policy statements be extended based on revised criteria? Alternatively, should the mapping of HPL under the RMA be suspended to provide time for a longer-term solution to managing highly productive land to be developed in the replacement resource management system?**

HPL acts as a constraint for use and development that is not land based primary production. A risk of delaying the mapping work is that a blanket removal of LUC 3 will lead to fragmented areas of LUC 1 and LUC 2 that were anchored as a cohesive unit by areas of LUC 3. These could be further fragmented through rural lifestyle development on LUC 3 and may frustrate future mapping work to identify cohesive areas of productive land. Again, retaining restrictions on rural lifestyle development on LUC 3 would help mitigate this risk, at least in the interim until a mapping exercise is undertaken.

In that regard, it is important that accurate mapping of the HPL resource is in place before long term decisions on growth are taken. If the mapping work is delayed from October 2025, there should be a specific requirement in the new Planning Act that such work is undertaken at a regional level at the same time or prior to the development of a regional spatial plan

## Part 2.5: Multiple instruments for quarrying and mining provisions

- *National Policy Statement for Indigenous Biodiversity*
- *National Policy Statement for Freshwater Management*
- *National Environmental Standards for Freshwater*
- *National Policy Statement for Highly Productive Land*

- 33. Do you support the proposed amendments to align the terminology and improve the consistency of the consent pathways for quarrying and mining activities affecting protected natural environments in the NPS-FM, NES-F, NPSIB and NPS-HPL?**

The alignment of terminology with terms defined in other legislative instruments is supported.

‘Quarrying activities’ is a term defined in the National Planning Standards, and its use in the NPSs and NES is supported.

The RMA definitions of ‘mineral’ and ‘mining’ each refer to s2 of the Crown Minerals Act 1991, with mining broadly defined as the extraction of minerals by whatever means. ‘Mining operations’ is also defined but is limited to Crown owned minerals. It is assumed that the proposed changes are intended to apply to all minerals, not just those that are Crown owned. As such, using the term ‘mining operations’ would not be appropriate in this context.

Given that appropriate definitions of ‘mineral’ and ‘mining’ already exist in the RMA, they should be used in secondary legislation (rather than some equivalent term with the same meaning). As such ‘mineral extraction’ and ‘the extraction of minerals’ in the listed documents should each be replaced with ‘mining’, with the addition of ancillary activities within the relevant provisions, so that they read ‘mining and ancillary activities’.

**34. Are any other changes needed to align the approach for quarrying and mining across national direction and with the consent pathways provided for other activities?**

The NPS-IB and the NPS-HPL are both more recent than the NPS-FM, and as such reflect more evolved understanding of how best to protect finite assets. Rather than amending these documents for consistency with the older NPS-FM, the NPS-FM should be amended to achieve consistency with these.

**35. Should “operational need” be added as a gateway test for other activities controlled by the NPS-FM and NES-F?**

Noting that ‘operational need’ and ‘functional need’ are both defined in the Planning Standards, ‘operational need’ should be reserved as a gateway test available for infrastructure activities. Otherwise, any activity could argue that they have an operational need to establish in a particular location, and infrastructure would not be more enabled than other activities. This would be contrary to the intent of the proposed NPS-I.

Mining activities are able to demonstrate a ‘functional need’ to locate in a particular location, because the activity of mining cannot happen without the presence of the mineral to be extracted. As such, the presence of an “operational need” pathway is not needed for these activities.



## Package 3: Freshwater

### Section 2: Options for changing national direction for freshwater

1. **What resource management changes should be made in the current system under the RMA (to have immediate impact now) or in the future system (to have impact longer term)? From the topics in this discussion document, which elements should lead to changes in the current system or the future system, and why?**

With the development of a new resource management system and the requirement for new planning documents to be established under the new legislation, there would be limited opportunity or utility in implementing proposed changes in the interim under the RMA. Updated national direction could still be developed now for the purpose of incorporating this into the new planning framework.

#### Part 2.6: Simplifying the wetlands provisions

21. **What else is needed to support farmers and others to do things that benefit the environment or improve water quality?**

Works required to create or enhance, or manage constructed wetlands or natural wetlands should be permitted subject to minimum standards.

23. **What will be the impact of removing the requirement to map wetlands by 2030?**

Some regulations may not apply to wetlands unless they are mapped e.g. stock exclusion regulations. Therefore, wetlands may not be fully protected from specific land uses in the interim.

#### Part 2.9: Including mapping requirements for drinking water sources

31. **Do you think that requiring regional councils to map SWRMAs for applicable drinking water supplies in their regions will improve drinking water safety? Should councils be required to publish SWRMAs?**

Yes, this is supported, coupled with national standards for drinking water and other actions available mapping of protection zones would likely be beneficial drinking water safety.

32. **Do you think that three zones should be required for each SWRMA, or is one zone sufficient?**

The nature of the protection zones depends on the nature of the water abstraction point and the types of risk of contamination.

33. **What do you think the population threshold should be to require regional councils to map SWRMAs (eg, 100-person, 500-person, or some other threshold)?**

This should apply to all public supply of potable water.

## Going for Housing Growth

### Discussion document questions

#### Urban development in the new resource management system

##### **1. What does the new resource management system need to do to enable good housing and urban development outcomes?**

System direction needs to be set nationally with clear and concise outcomes. Council welcomes the separation of housing and urban development from the wider resource management system.

Outcomes need to be clear and concise and few. This will be important in ensuring all subordinate objectives and policies are heading in the same direction and stem from the same goal. This will also be important for understanding policy effectiveness into the future.

Housing and urban development outcomes need to be palatable for developers today, whilst being 'people-centric' and tailored to the needs of those who will have permanency in the place in the future. They also need to be sufficiently high-level that they are not politically charged.

#### Design details of Going for Housing Growth

##### Future development strategies and spatial planning

##### **2. How should spatial planning requirements be designed to promote good housing and urban outcomes in the new resource management system?**

Spatial plans will need to do the 'heavy lifting' in setting strategic direction regionally. It will be important that the development of these plans is principles based, to ensure smaller districts are empowered, and able to influence housing policies within their jurisdictions. For example, the housing needs and associated services of smaller rural populations should be as empowered to influence those decisions relevant to them as effectively as in urban centres with higher densities.

Spatial planning needs to involve key central and local government agencies that provide essential services to support housing and residential development, ensuring that providing for critical services such as health care, education, transport, policing and enforcement are triggered at an appropriate point in time, and ahead of capacity outstripping demand.

Selwyn is the highest growth district in the country and provides an example of a district fulfilling the current government growth objectives, but where the local community is experiencing significant shortfalls across a range of centrally provided 'soft infrastructure' services such as education and healthcare. Effective spatial planning should have enabled and triggered central government agencies to pre-emptively provide for the necessary services to support urban growth and development, ahead of the demand outstripping supply.

#### Providing an agile land release mechanism

#### **4. How can the new resource management system better enable a streamlined release of land previously identified as suitable for urban development or a greater intensity of development?**

SDC have enabled 30 years of growth, based on 'high level' projections. However, the demand for development has exceeded the ability of Council to deliver the capacity of infrastructure required to service 30 years of growth within timing expectations of the private sector/ development community.

As an example, Rolleston has experienced rapid urban growth land within the FDA. Private plan change applications are now underway where there is no current capacity within the district's wastewater processing facility despite being located in an FDA, due to the rate in which development has occurred. Developers and the private sector only bear a fraction of the costs of development through development contributions (e.g. it is beyond the pump station, that is funded by the private developer, where the cost barriers arise).

Anticipating 'out of sync upgrades' to community infrastructure is a burden that would need to be borne by the ratepayer, at a time where Council is mindful of rates increases are contributing to cost of living pressures. Council considers that increasing the ability of Councils to extend access to loans is also a ratepayer burden and is concerned that increasing debt will be received by general ratepayers as being fiscally irresponsible, and essentially 'footing the bill' for the private sector.

It is unclear how the proposals will provide infrastructure faster, to meet the development community's expectations without posing additional costs on the general ratepayer.

Council supports an agile land release mechanism that enables Councils to specify land release triggers based on when infrastructure capacity can be delivered, without incurring additional or out of sequence investment burden on the ratepayer. Council can also confirm the statement in the discussion document that states "it is unlikely that councils could immediately service that level of growth with adequate transport and three waters infrastructure".

### Determining housing growth targets

**5. Do you agree with the proposed methodology for how housing growth targets are calculated and applied across councils? Are there other methods that might be more appropriate for determining Housing Growth Targets?**

Council supports a clear, standardised approach to determining housing growth targets. Different economists and councils hold differing views on methodologies for determining housing growth targets. These differences in methodology have been subject to litigation to resolve. It is therefore more important that whichever method is decided, is legally robust and not subject to further litigation to be implemented.

**6. How should feasibility be defined in the new system? If based on profitability, should feasibility modelling be able to allow for changing costs and/or prices?**

Council has applied a high growth scenario and provided for 30 years of growth within the Selwyn district yet demand from the private sector has exceeded expectations. Servicing growth is now a very live issue for the district.

Realistic calculations will enable better financial planning and enable individual councils to respond better to development pressures. Market influences have an impact on profitability at any point in time, for example, changes to the OCR or global influences impacting feasibility. So long as projections are sufficiently long-term (e.g. 30 years), changes to feasibility should be buffered from short term fluctuations.

Council notes that even once growth has been enabled there is a risk that demand will still exceed expectations and challenge feasibility assumptions.

### Infrastructure requirements

**11. Should councils be able to use the growth projection they consider to be most likely for assessing whether there is sufficient infrastructure-ready capacity?**

Yes, councils should continue to be able to use the growth projections they consider the most likely for assessing sufficient infrastructure-ready capacity.

**13. What level of detail should be required when assessing whether capacity is infrastructure-ready? For instance, should this be limited to plant equipment (e.g. treatment plants, pumping stations) and trunk mains/key roads, or should it also include local pipes and roads?**

The level of detail for assessing capacity should at an appropriate granularity to understand the system as a whole. Due to the nature of different infrastructure, it might be appropriate to understand the fine-grained detail for wastewater, whereas with roading or transport higher-level detail may be sufficient. Particularly in relation to wastewater, upgrades that connect into an existing system will be limited in terms of pipe sizing, staging and age of the existing infrastructure in terms of how much

additional system capacity can be achieved. Minimum volumes are also required for the system to function effectively.

Where Councils, such as Selwyn, are actively facilitating growth through adding additional capacity to a variety of infrastructure services, central government support and reinforce that enabling approach rather than undermine it through imposing different requirements. Alternatively, central government could restrict policy interventions only where growth objectives are not being achieved.

#### Responding to price efficiency indicators

#### **14. Do you agree with the proposed requirement for council planning decisions to be responsive to price efficiency indicators?**

30 years should be enough to respond to price changes over time.

#### Business land requirements

#### **15. Do you agree that councils should be required to provide enough development capacity for business land to meet 30 years of demand?**

Yes, Selwyn District Council supports providing for the long-term demand of business land. Appropriate staging and release of business land, based on market uptake and competition serves the purpose of ensuring new development occurs at a rate that fosters vibrancy, so that vacancies are limited. Lots of vacant commercial buildings can deter prospective commercial tenants.

Council highlights several important points that relate to applying projections to business land:

1. There is less certainty with economic projections for business land, as they are influenced by multiple factors, in contrast to residential projections which are largely based on population projections.
2. Changes in commercial arrangements, like working from home since COVID, or changes in purchasing patterns like online shopping, are hard to predict, which make long term forecasting difficult.
3. Relying on 30 years of demand could lead to the inefficient use of commercial land and how to hold it or protect it
4. Industrial zoned land involves a wider range of infrastructure requirements
5. Providing a range of site sizes and meeting the commercial sector needs is of considerable importance as opposed to just focusing on availability.

### Responsive planning

**16. Are mechanisms needed in the new resource management system to ensure councils are responsive to unanticipated or out-of-sequence developments? If so, how should these be designed?**

Council acknowledges the difference between unanticipated versus out of sequence development. Out-of-sequence development assumes that the development was anticipated at some point in the future, and the community has already factored in the associated costs of growth at some point in the future. Whereas unanticipated growth would suggest that the growth has either not been considered by the community or has potentially been considered and rejected by the community.

Councils should only be compelled to provide for growth where the financial implications have been accepted by the community.

**17. How should any responsiveness requirements in the new system incorporate the direction for 'growth to pay for growth'?**

Wider network costs needed to support additional growth need to be accounted for. At this point it is unclear how the 'other pillars' of the Going for Growth package will result in growth paying for growth in real terms, especially where issues relate to densification or the expansion of existing infrastructure networks, where there has been an ongoing maintenance deficit.

### Rural-urban boundaries

**18. Do you agree with the proposal that the new resource management system is clear that councils are not able to include a policy, objective or rule that sets an urban limit or a rural-urban boundary line in their planning documents for the purposes of urban containment? If not, how should the system best give effect to Cabinet direction to not have rural-urban boundary lines in plans?**

There will always be a delineation between rural and urban land. Within Selwyn, rural outlook is particularly important to some of our towns, where greenspaces and connection to rural land is an important factor in the feel of a place, and other qualities associated with housing demand.

The new resource management system should be centred on what it can achieve, and desired outcomes, rather than focusing on perceived problems. Efforts should be concentrated on developing a set of nationally standardised zones that are appropriate to meet the needs of both urban and rurally located people.

**19. Do you agree that the future resource management system should prohibit any provisions in spatial or regulatory plans that would prevent leapfrogging? If not, why not?**

Rather than seeking to avoid problems (or perceived problems) with the status quo, RM Reform should be seeking to achieve desired outcomes.

Leapfrogging is not a problem, but rather it is the additional infrastructure costs associated with leapfrogging, and who bears these costs that is the question. Council considers that so long as the additional infrastructure costs are borne by those undertaking the growth (including wider network costs of out of sequence development), rather than the general ratepayer, then prohibition should not be necessary.

**20. What role could spatial planning play in better enabling urban expansion?**

Spatial planning provides certainty to the community and developers as to how infrastructure will be developed. Growth is enabled by providing for a variety of services and infrastructure networks that collectively contribute to a well-functioning urban form.

There are inherent challenges to spatial planning; in providing for those necessary services and networks to a useful level of granularity, ensuring decisions can be upheld within a legal context to provide certainty, and retaining enough flexibility to stay up to date.

It will be important that where communities have been involved and engaged in developing spatial plans under the RMA, that those efforts are utilised so far as is possible within the new system. Selwyn residents have been actively involved with shaping up area plans to provide for anticipated future growth. A significant deviation from this work would be costly to our district and add to reform fatigue.

**Intensification**

**Key public transport corridors**

**21. Do you agree with the proposed definitions for the two categories of 'key public transport corridors'? If not, why not?**

The two categories could be improved by creating a clear connection between centrally defined categories versus the regional funding of operations.

The market will not always provide an optimal response. Central government needs to drive desired outcomes by requiring minimum levels of development within key locations. While the market might prefer a standalone, single-storey dwelling on a main arterial transport line. Central government needs to protect strategic infrastructure investment and set requirements to drive long-term efficient utilisation of space.

**Intensification catchments sizes**

**24. Do you support Option 1, Option 2 or something else? Why?**

Option 1 – is most consistent with the existing SDC approach.

### Minimum building heights to be enabled

#### **25. What are the key barriers to the delivery of four-to-six storey developments at present?**

Private sector/ market drivers that influence financial viability.

Building consent requirements increase as the height of developments increase e.g. lifts and other infrastructure are required (by the Building Act, or other legislation) to service taller buildings. There are also differences in servicing requirements, such as alternative rubbish collection services and provision of communal space. These requirements create a 'tipping point', where lower heights surpass financial viability. It would be better for government officials to engage with private sector developers of these taller buildings to better understand barriers. For example, as it might be financially viable for a developer to pursue a ten-storey development, rather than a four-storey development due to these additional building requirements.

#### **27. For areas where councils are currently required to enable at least six storeys, what would be the costs and risks (if any) of requiring councils to enable more than six storeys?**

Densification impacts a variety of essential community services that need to be provided for at the outset when thinking about urban policy settings. Mundane, practical considerations that support the long-term functionality of an urban environment, such as road widths to facilitate rubbish collection, pedestrian access, fire and emergency services access and servicing, will come at a cost to the developer but need to be front of mind when considering the costs and risks associated with urban policy settings.

There will also be different shading implications of taller buildings that will differ, depending on where in the country a building is located. Shading created by taller buildings located in Dunedin (for example) have the potential to significantly alter the receiving environment of neighbouring lots, in contrast to a building of the same height based in Whangarei.

### Intensification in other areas

#### **30. Is an equivalent to the NPS-UD's policy 3(d) (as originally scoped) needed in the new resource management system? If so, are any changes needed to the policy to make it easier to implement?**

Council consider NPS-UD policy 3(d) could be removed, if replaced by walkable catchments.

### Enabling a mix of uses across urban environments

#### **31. What controls need to be put in place to allow residential, commercial and community activities to take place in proximity to each other without significant negative externalities?**



Practical considerations that contribute to the function of a place cannot be overemphasised. It is important that requirements support both attractive, economically viable development proposals and also satisfy the long-term requirements of a functional and desirable place to live, undertake commerce and belong.

**32. What areas should be required to use zones that enable a wide mix of uses?**

Areas that offer the appropriate servicing and infrastructure requirements for that combination of anticipated uses. Zone requirements may differ depending on the people and place and should not be limited only in terms of 'urban areas', but also mixed-use areas that could apply within rural locations to service the unique personal and commercial needs of those communities.

**Transitioning to Phase Three**

**37. Should Tier 1 and 2 councils be required to prepare or review their HBA and FDS in accordance with current NPS-UD requirements ahead of 2027 long-term plans? Why or why not?**

Transition needs to account for political and procedural cycles within local government. Council agrees, the FDS should be developed before the LTP, as an FDS should be the key driver informing the LTP.

Presently, there is a misalignment with the local government election cycle, which is a barrier to effective development of FDS's while bringing a new Council up to speed with the process requirements. Ideally the LTP requirements should be pushed out a year, to provide for a logical process of local government elections and FDS development, ahead of the LTP.

Ministry for the Environment | Manatū Mō Te Taiao

## Selwyn District Council submission on the RMA National Direction Proposals 2025.

---

### Introduction and Context

1. Selwyn District Council (The Council) welcomes the opportunity to provide a submission on the National Direction Proposals 2025.
2. The submission represents the collective opinion of the Council and focuses on issues from the perspective of a territorial authority.
3. The Selwyn District (the district) is a territorial authority in Te Waipounamu | South Island and covers 6,400 km<sup>2</sup> embodying ki uta ki tai, from the mountains to the sea. Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga (Ngāi Tahu) have the predominant takiwā interests.
4. The Selwyn district has experienced unprecedented growth, change and development in recent decades, and so far, Council has responded well to the pressures and opportunities this growth entails. Continued growth of the Selwyn District is expected into the future, which will need to be supported by appropriate regulatory system settings if Selwyn is to achieve its long-term vision of *“A liveable, innovative and connected Waikirikiri Selwyn, filled with opportunity and prosperity”*<sup>1</sup>.

### Submission structure and key themes

5. Selwyn District Council has considered the national direction proposals and has prepared targeted responses to those proposals that are directly relevant to the functions of the Council and the Selwyn community. This submission groups high-level comments based on the notified packages. These high-level comments are further explained by way of responses to questions posed in the discussion documents that will be provided directly onto the MfE Citizen Space platform.

### General Comments

6. Council supports reforming the resource management system and agrees with many of the proposed changes to national direction. The approach to minimise plan change requirements ahead of the replacement resource management legislation is welcomed.
7. Conflicts and barriers to efficient consenting exists across the suite of existing national direction instruments. While some of the proposals seek to create better alignment, the packages will not resolve all outstanding conflicts nor improve the quality or speed of decision-making at the local level. New conflicts and issues will be introduced through the new national directions that may be counter-productive to faster and more efficient consenting.
8. Policy implementation can vary significantly depending on the word choice of the final policy proposals and there is a high risk that where there is no further opportunity for

---

<sup>1</sup> Waikirikiri Ki Tua Future Selwyn. [www.selwyn.govt.nz/future](http://www.selwyn.govt.nz/future)

public input into the substance of the drafting, it may result in unintended implementation issues or costs borne by system users.

9. The housing and urban development proposals are predicated on the basis that the planning regime is not enabling enough. Selwyn District is New Zealand's fastest growing district and has proven this premise to not always be the case. Issues most relevant to this district relate to managing 'growing pains', and ensuring services, including those provided by central government agencies, can keep up with the rate of growth that has occurred faster than anticipated.

### **Comments on Package 1: Infrastructure**

#### **New National Policy Statement for Infrastructure**

10. Council considers that it would be preferable for all infrastructure-related national direction instruments (including existing instruments) be included as sections within the single NPS instrument, rather than requiring system users to navigate multiple national direction instruments. The NPS-I should then have separate sections or chapters that relate to specific infrastructure. This will avoid a situation where system users are left to resolve new conflicts and/or determine which infrastructure instruments sit within a relative hierarchy.
11. Definitions should be consistent with those applied in the National Planning Standards. Council have also suggested other definition changes that will improve clarity and improve interpretation.
12. The NPS-I should have a clear 'provision cascade' reflecting a clear connection right from objectives through to rules or methods employed as a means of achieving the objective. This would reflect good planning practice and improve the ability to monitor the effectiveness of the instrument.
13. The proposed objective could be improved by being more succinct, with distinct issues having standalone objectives rather than conflating multiple issues within a single objective.
14. Overall, the provisions in the NPS-I are very detailed and complex, which could compromise the underlying premise of enabling the efficient and timely delivery of infrastructure through improved consenting processes.
15. Reporting requirements should be proportional to the nature and significance of the infrastructure activity being considered. As proposed, the reporting requirements may be beneficial improvements for larger-scale projects, but more burdensome for smaller-scale infrastructure projects. This will be especially problematic for projects located within the jurisdiction of smaller local authorities.
16. Spatial planning is about providing for growth in a coordinated and efficient manner, bringing together a range of unconnected 'threads' that are collectively necessary to provide long term growth. It is contrary to the concept of 'spatial planning' for individual infrastructure providers to produce 'spatial plans' only for a singular infrastructure matter. Spatial planning related matters should be addressed in a coordinated way through Phase 3 of RMA Reform.
17. While the proposed NPS-I requires planning decisions to utilise existing information as a means of enabling the efficient and timely operation and delivery of infrastructure activities, Council considers that existing information should be used where it is

appropriate to do so. However, it is also important that decision-makers are afforded the ability to request additional information where necessary. For example, where there are concerns with the integrity of the existing information.

18. Council supports inclusivity of voice for mana whenua when recognising and providing for Māori rights and interests. Council is concerned with the overly subjective nature of NPS-I Policy 5. (1)(c) and question whether this provides for self-determination/ Tino rangatiratanga.

*New National Policy Statement for Natural Hazards*

19. The NPS-NH will only apply to specified natural hazards. Only including some hazards within the NPS-NH will create a legislative environment where the listed hazards are more important than hazards that have not been listed, regardless of the actual hazardscape in a location.
20. Council disagrees with the approach to 'carve-out' infrastructure or primary production from decision-making under the NPS-NH. Council submits the NPS-NH should apply to all activities including infrastructure and primary production and disagrees with the assertion there is insufficient evidence of a problem in applying natural hazards considerations to infrastructure and primary production decisions.
21. There have been multiple recent examples where natural hazards have impacted functional rural environments, including the associated infrastructure and primary production and where deliberate decision-making could have improved community resilience. For example, the failure of the Rangitata rail bridge on the main trunk line in 2024 inhibiting the flow of goods and services, or where damage to the Wanganui bridge in Harihari in 2013 contributed to trucking milk around the south of NZ involving a round trip of more than 18 hours. Applying the NPS-NH lens to infrastructure or primary production situations where there is a functional need, would not prevent these activities, but would initiate a deliberate decision-making process that would build resilience.
22. In areas that are not yet taking a risk-based approach to managing natural hazard risk, the NPS-NH has potential to improve decision-making, provided sufficient and appropriate scientific support is also provided on an ongoing basis. Councils require the ability to update the information that is being referred to or relied upon in natural hazard decision-making as better information becomes available.
23. Council supports the ability for local authorities to undertake more comprehensive risk assessments provided these assessments are not subject to the risk of judicial or ministerial intervention. The proposed provisions may give local authorities the confidence to make hard or unpopular decisions for the long-term benefit of communities.
24. Council consider it is appropriate for subdivision, land use, and development to be managed proportionately to the level of natural hazard risk.
25. The implementation of the NPS-NH will still result in differing outcomes because the best available information will vary nationally. Where the quality of information is subject to legal or ministerial challenge, there will be a resulting reluctance to use new information, particularly where the outcome is politically unpopular. This could be resolved or mitigated through the Central Government funding and provision of natural

hazards research and information which is then subsequently implemented by local authorities.

National Policy Statement for Renewable Electricity Generation Amendments

26. Generally, Council supports the changes outlining the benefits of renewable electricity. The proposed policy is much more enabling of renewable electricity development and addresses gaps in the previous NPS-REG, such as better providing for Māori values and interests.
27. The proposal needs to apply a consistent approach to standardised terminology/ language, in a way that does not generate new conflicts. Whilst the NPS-REG retains the ability for locally based objectives and policies to be used where RMA section 6 applies, or other national direction (such as the New Zealand Coastal Policy Statement (NZCPS)), the new use of 'recognise and provide' in NPS-REG policies (formerly 'have particular regard to' consistent with s7) would appear to create a new conflict, or at least introduce uncertainty into the decision-making process. As one example, Policy B as drafted requires that decision makers must recognise and provide for enabling cumulative increases of REG output *at any scale and any location*, which includes s6 environments.
28. The proposal requires that decision makers must have regard to a reduction in the 'potential' utilisation of renewable electricity resources from inappropriate subdivision, use and development. This is a broad requirement, and the use of the word 'potential' may be difficult for Council's to implement given the level of uncertainty it introduces.

National Policy Statement Electricity Networks Amendments

29. Security and reliability of the supply and distribution of electricity is essential for residential and business activities within the Selwyn District. Council therefore generally supports the NPS-EN, and considers it makes sense to provide for the distribution network alongside the transmission network to ensure electricity is securely transported from where it is generated to where it is consumed.
30. Where new tensions will be introduced into the system, it would be the preference of Council to defer such changes to phase 3 of reform.
31. The NPS-EN proposal introduces tension into the system, due to the requirement that decision makers must 'recognise and provide' for the need for EN to be in any environment or location, including those with s6 values. This will inevitably have unavoidable effects. In parallel, there is a requirement to 'seek to avoid' adverse effects. This will put the onus on electricity network operators to show how they have sought to avoid those adverse effects through the selection of routes, sites and methods. Further, tension also exists with other national direction such as the NZCPS, where avoidance is required in relation to effects on certain values. Together, these issues are likely to have the effect of increasing uncertainty in decision-making rather than settling it.
32. In managing effects from other activities on electricity distribution networks, it is important that any approach is proportionate to the value of the asset to be protected. Selwyn District already identifies significant electricity distribution lines in its district plan (those 33kv and over) which strikes a balance between identifying the most critical parts of a network without being overwhelmed by including the detail of every line,

including the most common at 11kv. Where distribution lines operate at similar voltages to lower voltage parts of the transmission network (i.e. 110kv), it would make sense to extend protections afforded to the transmission network to these lines nationally.

*National Environmental Standards Electricity Networks Amendments*

33. In general, Council supports a straightforward enabling pathway for routine works, particularly where there are no natural or heritage values of concern.
34. An allocated activity status needs to be reflective of the direction in the relevant policy. Applying the 'cascade approach' ensures that an allocated activity status reflects the severity of adverse effects. Where an 'avoid' policy has been applied, it would be expected that the adverse effects would be severe. For example, where non-routine works have been allocated a permitted activity status<sup>2</sup> in NES-EN, this may not be appropriate in the context of Policy 7, which is an 'avoid' policy.
35. Council is also concerned with the inclusion of all the New Zealand Code of Practice for Electrical Safe Distances (NZCEP) in its entirety as it addresses matters beyond the care and control of Councils.
36. Council is also concerned that inclusion of the NZCEP could create a pathway for people to seek consent to not comply with the NZCEP. As such, Council would expect it to be clear that non-compliance with the NZCEP did not expose Council to the potential of permitting an offence under the NZCEP and associated litigation risk.

*New National Environmental Standards for Granny Flats (Minor Residential Units)*

37. The proposed NES-GF may make it easier to building minor residential units (MRU) in some instances but will not address the issue of housing affordability through improved rates of home ownership. This is due to the requirements for MRU to be held in the same ownership as a principal residential unit (PRU) under the proposed standards. Council suggest that improvements in the supply of small houses could be achieved through restricting the ability of developers to impose covenants on land requiring minimum floor areas for new residential units.
38. Council considers that variation between the requirements of the proposed NES-GF, the proposed amendment to the Building Act in relation to small stand-alone dwellings<sup>3</sup>, and existing related district plan requirements, has the potential to create confusion. The community are unclear about which provisions apply, and in which circumstances. This imposes a greater obligation on all parties to be aware of relevant provisions and increased the potential for non-compliance.
39. Council considers that the proposed activity standards in the NES-GF in relation to building coverage and setback from boundaries are not appropriate in all zones. For example, the minimum requirement for a setback for MRUs from the road reserve boundary in residential zones has significant safety ramifications that are contrary to the principles for achieving the policy objective<sup>4</sup>.

---

<sup>2</sup> For example, where there is a new substantial upgrade in scale of the asset, for instance upgrading an 11kv line to a 66kv or 110kv line there may be more than minor effects on the environment.

<sup>3</sup> Building and Construction (Small Stand-alone Dwellings) Amendment Bill

<sup>4</sup> Interim Regulatory Impact Statement: National Environmental Standards for minor residential units (granny flats) page 4.

40. Council highlights the proposed calculation of maximum size, being an internal floor area, is inconsistent with the calculation of building coverage, as directed by the National Planning Standards.
41. Council acknowledges the government's desire to de-regulate matters that may be unduly limiting but highlight that in doing so may compromise the day-to-day needs of residents, especially in relation to not requiring outdoor space and providing for sunlight (especially in the southern parts of New Zealand). Further, objective 1 of the NPS Urban Development and achieving "well-functioning urban environments" will be left to chance through the proposed deregulation.

*New National Environmental Standards for Papakainga*

42. The proposed National Environmental Standards for Papakainga is supported by Council given that a similar enabling approach is already provided for via the Selwyn district plan.

**Package 2: Primary sector**

*National Environmental Standards for Commercial Forestry*

43. The proposed changes to current settings for the management of forestry harvest slash are considered to be appropriate, and a case-by-case approach to assessing and managing this risk is acceptable.
44. The NES-CF does not currently provide setbacks between forestry and urban environments that are large enough to address wildfire risk in all locations. Local authorities need to have the ability to address wildfire risk through district plan provisions that are more stringent than the NES, where the 'significant' test proposed by the NPS-NH is met.

*National Policy Statement for Highly Productive Land*

45. Urban development is more efficiently undertaken when large blocks of land are developed cohesively. Rural lifestyle developments typically occur near urban land and then create inefficiencies when further intensification is sought. Rural lifestyle development is also in itself an inefficient use of the land most suitable for food production. Therefore, restrictions on LUC 3 should remain for rural lifestyle development.
46. Council considers that if the proposal was to exempt LUC 3 land from NPS-HPL restrictions for urban development only, then it should be restricted to rezoning proposals that are either initiated or adopted by the relevant local authority. This would allow authorities to make strategic growth decisions including providing for necessary infrastructure, even where the land is LUC 3.
47. Where larger contiguous parcels of land include portions of LUC 3 amongst LUC1 and 2, Council proposes that these should be retained as highly productive land.
48. In high growth areas, such as the Selwyn District, the removal of protections on LUC 3, especially for rural lifestyle development, could significantly reduce the amount of productive capacity where it is already in short supply. Retaining restrictions on rural lifestyle development on LUC 3 would therefore help mitigate this risk, ensuring growth occurs in a way that has been strategically provided for, while retaining the productive capacity of locations like the Canterbury plains.

49. Identifying Special Agricultural Areas (SAA) should be led by central government, with strong input from local authorities. Local government should be involved in nominating areas based on the set criteria. Local government hold relevant local context, including information on cohesive areas of LUC 3 and locations supported by necessary existing infrastructure such as cold stores, packhouses, large scale water storage and proximity to major transport corridors, ports and airports.
50. It is important that accurate mapping of the HPL resource is in place before long term decisions on growth are taken. If mapping requirements are delayed from October 2025, there should be a similar specific requirement in the new Planning Act.

Quarrying and mining provisions across multiple national direction instruments

51. The alignment and consistency of terminology with terms defined in other legislative instruments is supported.

**Package 3: Freshwater**

52. The majority of the instruments being consulted on under the freshwater package are the responsibility or function of regional councils to implement. Council comments have been limited to where there is an operational interest in supplying good quality potable water to the community, and duty to manage disposal of wastewater and stormwater within the district.
53. Council considers that 'rebalancing' the National Policy Statement for Freshwater 2020 objectives and policies should retain the outcomes of maintaining or enhancing the quality and quantity of freshwater for current and future generations, while providing for the sustainable use of water generally.
54. The proposal to require regional councils to map drinking water protection zones is supported as it will enable the protection of community drinking water supplies from potential contamination within these critical source areas.
55. Simplifying wetlands provisions and providing for a more permissive regime to create, enhance, constructed or natural wetlands would benefit Councils involved in undertaking these projects due to a reduction of compliance costs.

**Package 4: Housing and Urban Development**

56. Outcomes for housing and urban development need to be clear, concise and few. This will be important in ensuring all subordinate objectives and policies clearly stem from the same goal. The outcomes also need to be sufficiently high-level and politically neutral so they will be palatable for developers today, whilst being 'people-centric' and tailored to the needs of those who will have permanency in the place in the future.
57. The new resource management system should be centred on what it can achieve through outcomes, rather than focused on creating solutions to perceived problems. Efforts should focus on developing a set of nationally standardised zones that are appropriate to meet the needs of both urban and rurally located people.
58. Spatial plans will need to do the 'heavy lifting' in setting strategic direction locally. It will be important that the development of these plans is principles based, to ensure smaller districts are empowered, and able to influence housing policies within their jurisdictions.



59. To better enable urban expansion, spatial planning provides certainty to the community and developers as to how infrastructure will be developed in future. Growth is enabled by providing for a variety of services and infrastructure networks that will collectively contribute to a well-functioning urban form.
60. Spatial planning needs to involve buy-in and commitment from key central and local government agencies. It is critical that services provided by central agencies such as health care, education, transport, policing and enforcement are triggered at an appropriate point in time, ahead of demand outstripping capacity, as is currently the case in the Selwyn district.
61. Working towards a system where out of sequence growth is anticipated, transparency relating to the staging of funding is important. Ratepayers, or the Councils fiscal position should not be required to subsidise out of sequence private sector development. Councils should only be compelled to provide for growth where the financial implications have been accepted by the community.
62. It is unclear how the proposals (or other 'pillars' of the GfHG programme) will provide infrastructure faster, to meet the private sector expectations without posing additional costs on the general ratepayer. Ratepayers in the Selwyn district expect Council not to subsidise private developers, including through taking on additional long-term debt. Where central government directs growth beyond what the community has agreed to be affordable, then central government should also be prepared to shoulder some of the costs.
63. The level of detail for assessing infrastructure capacity should be at an appropriate granularity to understand the system. Due to the nature of different infrastructure networks, it might be appropriate to understand different services at different levels of granularity. For example, finer detail will be necessary in relation to understanding wastewater capacity. Upgrades that connect into an existing system will be limited in terms of pipe sizing, staging and age of the existing infrastructure, alongside minimum volumes, that will determine how much additional system capacity can be achieved.
64. Within the context of spatial planning and enabling growth, individual Councils should be able to determine the priority areas for development and be afforded the ability to set "triggers" to enable growth and the prioritisation of infrastructure funding.
65. Providing for the long-term demand of business land is necessary to support growth and prosperity. Appropriate staging and release of business land should be based on market uptake and competition to ensure new development occurs at a rate that fosters vibrancy, and limits vacancies. An abundance of vacant commercial buildings can influence future uptake and deter prospective commercial tenants.
66. The market will not always provide an optimal response. Central government needs to drive desired outcomes by requiring minimum levels of development within key locations to protect the utilisation of key infrastructure. For example, where today's market has a preference for single-storey residential units along strategic transportation routes, minimum development requirements need to be set to futureproof the viability of these locations and key infrastructure.
67. Densification impacts essential services delivered by Councils. Practical design considerations such as road widths to facilitate rubbish collection, safe vehicle movements, pedestrian access, fire and emergency services access and servicing enables Councils to deliver the services communities expect. While these things will

come at a cost to the developer, they should be front of mind when considering urban policy settings (or deregulation) to safeguard the needs of communities into the future.

68. Transition should drive a logical sequence of local government requirements. Councils should be required to review their HBA and FDS ahead of 2027 long-term plans. The transition into phase 3 of reform needs to account for political and procedural cycles within local government. Ideally the LTP (and system requirements) requirements should be pushed out, to provide for a logical process of local government elections and FDS development, ahead of the LTP.

#### **Response to Questions**

69. More detail in response to the questions posed throughout the four discussion documents have been uploaded separately to the Ministry for the Environment online submission platform.

Thank you for the opportunity to provide this submission.

For any clarification or discussion on points within this submission please contact Selwyn District Council's Geoff Deavoll, [geoff.deavoll@selwyn.govt.nz](mailto:geoff.deavoll@selwyn.govt.nz).

I acknowledge and accept that this submission may be released publicly including being published on the Ministry for the Environment website.

Nāku noa, nā  
On behalf of the Selwyn District Council



Robert Love  
Executive Director – Development and Growth

## COUNCIL REPORT

**TO:** Council

**FOR:** Wednesday 23 July 2025

**FROM:** Gareth Morgan, Head of Operational Delivery

**DATE:** Tuesday, 8 July 2025

**SUBJECT:** **NZ Transport Agency Waka Kotahi - State Highway Speed Limits within the Selwyn District**

---

### KĀ KUPU TŪTOHU | RECOMMENDATION

*'That Council supports the reduction of speed at Township locations on State Highways within the Selwyn District and for submissions to the NZ Transport Agency Waka Kotahi advocating for a speed review(s).'*

#### 1. KAUPAPA WHAITAKE | PURPOSE

- a) The purpose of this report is to seek a resolution from Council authorising staff and elected members to make a submission to the NZ Transport Agency Waka Kotahi for a review of speeds at Township locations along the State Highway corridors within the Selwyn District.

#### 2. TĀHUHU KŌRERO | HISTORY/BACKGROUND

- a) There are five State Highways (SH) traversing the Selwyn District, being SH1, SH73, SH75, SH76 and SH77.
- b) All SHs are high-speed environments and pass directly through or by several townships.

#### 3. TĀPAETAKA KŌRERO | PROPOSAL

- a) The Townships of, Tai Tapu SH75 @50km/h, Rolleston SH1 @80km/h, Burnham SH1 @100km/h & @70km/h variable, Dunsandel SH1 @70km/h, West Melton SH73 @60km/h, Kirwee SH73 @70km/h, Darfield SH73 @50km/h, Waddington SH73 @100km/h, Sheffield SH73 @70km/h, Springfield SH73 @50km/h, Castle Hill SH73 @100km/h, Bealey Spur SH73 @100km/h, Arthurs Pass SH73 @50km/h, Darfield SH77 @80km/h, Glentunnel SH77 @50km/h, Glenroy SH77 @100km/h, and Windwhistle SH77 @100km/h are either located on a SH, or are adjacent to a SH with access.
- b) There are three schools located on a SH in the Selwyn District, being Tai Tapu Primary SH75 @50km/h, Glentunnel Primary SH77@50km/hr, and Windwhistle SH77 @100km/hr.

- c) The Darfield Schools have an established Kea crossing point on SH73 @50km/hr close to the intersections with Ross and McMillan streets.
- d) Council, both Staff and Elected members frequently receive requests from Selwyn's communities along these SH corridors requesting action and advocacy on reducing speeds.
- e) A recent fatality of a pedestrian on 31<sup>st</sup> March 2025 crossing SH73 in Sheffield has again highlighted the concerns of the community for slower speeds.
- f) Frequent communications with the NZ Transport Agency Waka Kotahi over several years has not delivered lower speeds in many locations.
- g) A funded Selwyn District Council project to install new public toilets in Kirwee which is supported by NZTA Waka Kotahi is unable to proceed, as the SH corridor speed is 70km/h through the township and the NZ Transport Agency Waka Kotahi require a 50km/h speed.

#### 4. KĀ KŌWHIRIKA/KĀ KUPU TŪTOHU | OPTIONS/RECOMMENDATIONS

The three options before Council today are,

- a) To adopt the recommendations. ***This is the recommended option.***
- b) To amend the recommendations. *This is not the recommended option.*
- c) To reject the recommendations. *This is not the recommended option*

#### 5. KO TE HĀKAITAKA KI KĀ WHAKAMAHERETAKA A TE KAUNIHERA, KI KĀ RAUTAKI, KI KĀ KAUPAPA HERE ME KĀ TUKAKA TŪTOHU | ALIGNMENT WITH COUNCIL PLANS, STRATEGY, POLICY AND REGULATORY/COMPLIANCE OBLIGATIONS.

##### Waikirikiri Ki Tua/Future Selwyn

The following aspects of [Waikirikiri Ki Tua/Future Selwyn](#) have been identified as relevant to this issue, proposal/decision/activity/project, and inform both the outcomes of the project as well as the way the project develops:

| Outcome and/or Direction  | Relevance  |
|---|--|
| A great place to call home; IC4; TC5.<br><br>A Productive, Low-Carbon and Diverse Economy; PLCDE2 | Reducing speeds on roads aligns with the strategic outcome 'Our People, Our Wellbeing, Our Tomorrow' in <a href="#">Waikirikiri Ki Tua/Future Selwyn</a> .<br><br>It supports the supporting outcomes of Healthy and Safe Communities, Connected and Accessible Places, Resilient Infrastructure, and Sustainable Living by enhancing road safety, encouraging active transport, and adapting to urban growth. |

### Other Council Plans, strategy policy and regulatory/compliance obligations

The following strategies have been identified as relevant to this issue, proposal /decision/activity/project.

| SDC Strategic context   | How the document relates  |
|---|---|
| <a href="#"><u>Rautaki Tūāhaka Infrastructure Strategy 2024-2054</u></a>            | Reducing speed limits aligns with the <b>Selwyn District Council Infrastructure Strategy 2024–2034</b> by enhancing transport safety, supporting infrastructure adaptation to urban growth, and promoting community wellbeing.<br><br>It contributes to the strategic goals of a safe, efficient, and resilient transport network that meets the needs of a growing and diverse population. |
| <a href="#"><u>Kai Aku Rika Economic Development Strategy</u></a>                   | Reducing speed limits aligns with the <b>Kai Aku Rika Economic Development Strategy</b> by enhancing transport safety and accessibility, supporting community wellbeing, and contributing to a resilient, future-ready economy.<br><br>These outcomes are essential for enabling inclusive economic growth and ensuring Selwyn remains a connected and thriving district.                   |
| <a href="#"><u>Protecting our Natural Heritage Sewlyn Biodiversity Strategy</u></a> | Reducing speed limits on roads is not a focus of the <b>Selwyn District Council Biodiversity Strategy</b> .   |
| <a href="#"><u>Piki Amokura (Selwyn Youth Strategy)</u></a>                         | Reducing speed limits reflects the values of Selwyn's Cultural Narrative by caring for people and ensuring their wellbeing.   |
| <a href="#"><u>Te Paepae (Aging Positively Strategy)</u></a>                        | Reducing speed limits on roads reflects the values of Selwyn's <b>Te Paepae (Aging Positively Strategy)</b> by caring for people and ensuring their wellbeing.  |

### 6. HE TAUĀKĪ AROTAKE/WHAI HIRAKA | SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

"The decisions and matters of this specific report are assessed as of low significance in accordance with the Council's Significance and Engagement Policy. However, this report is part of a broader process that is, or may be in future, assessed as of Medium Significance."

**7. KĀ KŌRERO A TE HUKA KUA PĀTAHI KI KĀ WHAKATAU | VIEWS OF THOSE AFFECTED / CONSULTATION**

**(a) Views of those affected and Consultation**

The matter considered within this report has arisen from frequent verbal communications and formal correspondence requests to both Council Staff and Elected Members from many in our communities across the district. No formal consultation process has taken place with our communities for these the NZ Transport Agency Waka Kotahi SH locations, but Council has previously engaged extensively with our communities for speed reductions within our district on Selwyn's roads.

**(b) Māori and Treaty implications**

The matter considered within this report has no implications in this aspect.

**(c) Resiliency and Sustainability considerations**

The matter considered within this report has no implications in this aspect.

**8. KĀ HĪRAUKA Ā PŪTEA | FUNDING IMPLICATIONS**

The matter considered within this report has no implications in this aspect.

**9. KĀ HĪRAUKA TŪRARU | RISK IMPLICATIONS**

The matter considered within this report has no implications in this aspect.

**HĪRAUKA Ā-TURE/Ā-KAUPAPA HERE | LEGAL/POLICY IMPLICATIONS HEADING**

The matter considered within this report has no implications in this aspect.



Gareth Morgan

**HEAD OF OPERATIONAL DELIVERY, INFRASTRUCTURE & PROPERTY**

***Endorsed For Agenda***



Tim Mason

**EXECUTIVE DIRECTOR, INFRASTRUCTURE & PROPERTY**

## COUNCIL PUBLIC REPORT

**TO:** Chief Executive  
**FOR:** Council Meeting – 23 July 2025  
**FROM:** Vanessa Mitchell – Head of Building  
**DATE:** 10 June 2025  
**SUBJECT:** **ADOPTION OF DANGEROUS, AFFECTED AND INSANITARY BUILDINGS POLICY 2025**

---

### RECOMMENDATION

*That the Council:*

1. *Revoke the existing Selwyn District Council Dangerous, Affected, and Insanitary Buildings Policy 2018;*
2. *Notes the amendments from the draft Dangerous, Affected, and Insanitary (DAI) Buildings Policy approved for consultation pursuant to Council resolution on the 19 February 2025, and the final version as recommended by the DAI Panel as set out in **Attachment B** the deliberation minutes dated 6 June 2025 of this report;*
3. *adopts the Selwyn District Council Dangerous, Affected, and Insanitary Buildings Policy 2025, as set out in **Appendix A** of this report with effect from 30 June 2025; and*
4. *Authorises staff to make minor amendments to the Dangerous, Affected, and Insanitary Buildings Policy to correct typographical or formatting errors.*

### 1. PURPOSE

The purpose of this report is to:

- a) Present the Selwyn District Council Dangerous, Affected, and Insanitary Buildings Policy 2025, including amendments following public consultation.
- b) Recommend that the Council:
  - *revoke the existing Selwyn District Council Dangerous, Affected, and Insanitary Buildings Policy 2018; and*
  - *adopt the Selwyn District Council Dangerous, Affected, and Insanitary Buildings Policy 2025, with effect from 30 June 2025.*

The 2025 DAI Policy for adoption is attached as **Appendix A**.

Minutes from the deliberations are attached as **Appendix B**.

The hearings minutes are attached as **Appendix C**.

## 2. HISTORY/BACKGROUND

The existing DAI Policy 2018 was due to be reviewed in 2023 pursuant to section 132 of the Building Act, which requires that the policy be reviewed at intervals of no more than 5 years, however; also notes that a policy does not cease to have effect because it is due for review or being reviewed.

Accordingly, the Council received and approved for consultation the draft Selwyn Dangerous, Affected, and Insanitary Buildings Policy 2025 and statement of proposal at the Council meeting on 19 February 2025.

## 3. ALIGNMENT WITH COUNCIL PLANS, STRATEGY, POLICY AND REGULATORY/COMPLIANCE OBLIGATIONS

### Waikirikiri Ki Tua/Future Selwyn

The following aspects of Waikirikiri Ki Tua/Future Selwyn have been identified as relevant to this activity:

| SDC Strategic context                                    | How the document relates   |
|--|--|
| Pāpori – He honoda - Connected community                 | Access to good health, social, and community facilities and services accessible to all residents to support well-being |
| Ahurea – a district that values its culture and heritage | Local and cultural history and heritage are preserved, our wāhi tapu are protected                                     |

### Other Council Plans, strategy policy and regulatory/compliance obligations

The following have been identified as relevant to this issue:

| Regulatory/Compliance requirements or obligations |  |
|---|--|
| <i>Building Act 2004, sections 131-132A</i>       |  |

## 4. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

The intention to adopt the Selwyn District Council Dangerous, Affected, and Insanitary Buildings Policy 2025 (DAI Policy) has been assessed as of low significance in accordance with the Council's Significance and Engagement Policy.

Notwithstanding this, the Building Act 2004 ("the Act"), requires that the SCP under the Local Government Act 2002 be used when amending, reviewing, or replacing a territorial authorities Dangerous, Affected, and Insanitary Buildings Policy.



## **5. VIEWS OF THOSE AFFECTED/CONSULTATION**

### **a) Views of those affected and Consultation**

Public consultation on the Draft DAI Policy was undertaken between 23 April – 23 May 2025.

Notification measures included utilising articles in the Selwyn Times and Malvern News, Council Call, Council Website and Council Facebook page. Eleven submissions were received, with three submitters wanting to be heard.

Hearings were held on 5 June 2025, with deliberations held the following day (6 June).

The deliberations panel (Councillors E.Mundt and B. Mugford) and staff made several amendments to the Draft DAI Policy during the course of deliberations. The panel were supported by Council staff and legal advice from Councils Legal Team.

Details of the submissions received and staff recommendations are included in the deliberations agenda.

### **b) Māori and Treaty implications**

The Council considers that the public notification and opportunity for submission process provided appropriate opportunity for Māori contribution to the decision making process.

## **6. FUNDING IMPLICATION**

There are not expected to be any significant operational or capital costs to the Council as a result of adopting the DAI Policy.

The Building Compliance Team currently respond to and investigate potential dangerous, affected and insanitary buildings and manage compliance outcome. A small amount of additional work will be required to report on notices moving forward, however this work will be beneficial in ensuring the appropriate ongoing application of the policy.

## **7. LEGAL/POLICY IMPLICATIONS**

There are no inconsistencies with other relevant Council policy and plans.

The policy is being reviewed in a democratic manner by the Council through publicly notifying its intentions, the taking and hearing of submissions and the final consideration being made by elected members of Council.



Vanessa Mitchell  
**HEAD OF BUILDING**

***Endorsed For Agenda***

A handwritten signature in blue ink, appearing to read 'R Love', written in a cursive style.

Robert Love  
**EXECUTIVE DIRECTOR DEVELOPMENT & GROWTH**

## B201 - Dangerous, Affected and Insanitary Buildings Policy

|                        |   |             |               |
|------------------------|---|-------------|---------------|
| Category               | Building  | Type        | Policy        |
| Policy owner           | <a href="#">Executive Director Development &amp; Growth</a> | Approved by | Council       |
| Last approved revision | October 2018  | Review date | February 2025 |

### PURPOSE

[Sections 131](#) and [132A](#) of the Building Act 2004 (the Act) requires territorial authorities to adopt a policy on dangerous, affected, and insanitary buildings within its District.

The policy must state:

- (a) the approach the Territorial Authority will take in performing its functions;
- (b) the Territorial Authority's priorities in performing those functions; and
- (c) how the Policy will apply to heritage buildings.

### THE POLICY

#### 1. Policy principles

The Council acknowledges that the provisions of the [Building Act 2004](#) (the Act) in regard to dangerous, affected, and insanitary buildings reflect the Government's broader concern with the health and safety of people who use buildings.

Early detection and rectification of dangerous, affected, and insanitary buildings is strongly connected with the Council's aim of having a safe District, ensuring people and communities who use buildings can do so safely and without endangering themselves and their health.

This policy has been developed following consultation in accordance with section 83 of the Local Government Act 2002.

#### 2. Overall approach

[Sections 124](#) and [130](#) of the Act provide the authority necessary for Council to take action on dangerous, affected, or insanitary buildings, and sets out how these actions are to be taken.

Council approach to dangerous, affected, or insanitary buildings is:

- **Preventative engagement:** To encourage the public to discuss their development plans with Council and to obtain building consent for work Council deems to be necessary before any work commences. This aims to minimise the creation of dangerous or insanitary conditions that could be injurious to the health of occupants, or where safety risks are likely to arise from a change in the use of a building.
- **Complaint-driven response:** Passive in terms of follows up on complaints and concerns raised from various sources (e.g. members of the public, agencies such as NZ Police or Fire and Emergency NZ).
- **Proactive monitoring:** Proactive where observations from Council officers are investigated to identify potentially dangerous and/or insanitary buildings.

Formatted: Font: Bold

### 3. Assessment criteria

#### Dangerous buildings

The Council will assess dangerous and affected buildings in accordance with sections 121 and 121(A) of the Act.

[Section 121](#) of the Act provides that:

- (1) A building is **dangerous** for the purposes of this Act if:
  - (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause:
    - (i) injury or death (whether by collapse or otherwise) to any persons in it or to person on other property or
    - (ii) damage to other property; or
  - (b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely.
- (2) For the purpose of determining whether a building is dangerous in terms of subsection (1)(b), a territorial authority -
  - (a) may seek advice from employees, volunteers, and contractors of [Fire and Emergency New Zealand](#) who have been notified to the territorial authority by the board of Fire and Emergency New Zealand as being competent to give advice; and
  - (b) if the advice is sought, must have due regard to the advice.

#### Affected buildings

[Section 121A](#) of the Act provides that:

A building is an **affected building** for the purposes of the Act, if it is adjacent to, adjoining, or nearby:

- (a) a dangerous building as defined in Section 121; or
- (b) a dangerous dam within the meaning of [Section 153](#).

#### Insanitary buildings

Council will assess insanitary buildings in accordance with Section 123 of the Act.

[Section 123](#) of the Act provides that:

A building is **insanitary** for the purposes of the Act if the building:

- (a) is offensive or unlikely to be injurious to health because -
  - (i) of how it is situated or constructed; or
  - (ii) it is in a state of disrepair; or
- (b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or
- (c) does not have a supply of potable water that is adequate for its intended use; or
- (d) does not have sanitary facilities that are adequate for its intended use.

Note: Potable water means water that is safe to drink; and complies with the drinking water standards.

Formatted: Font: Italic

Formatted: Font: Bold, Italic

Formatted: Font: Italic

Commented [VM1]: As per Building Act 2004 definitions/interpretation section.

Formatted: Font: Italic

Formatted: Indent: Left: 2.71 cm

#### 4. Identifying dangerous, affected, and insanitary buildings

The Council will actively respond to and investigate all complaints/concerns received and identify from these investigations any buildings that are dangerous, affected, or insanitary.

The building will be assessed to determine:

- if there has been any unauthorised building work and/or unauthorised change of use;
- the standard of maintenance of any specified systems for fire safety, water supply or other building elements that provide amenity;
- the state of repair of the building structure and services; and
- the safety level of the building compared to the relevant performance criteria of the [New Zealand Building Code](#).

An authorised Council officer will decide:

- whether the building or part of the building is dangerous or insanitary, and
- if dangerous, whether any other buildings should be regarded as an affected building.

Council or owners may obtain expert advice where appropriate and explore options to reduce or remove the danger, or to fix the dangerous or insanitary conditions.

In forming its views as to the work or action required to prevent the building from remaining dangerous, affected, or insanitary, Council will consider some, or all, of the following:

- the type, size and complexity of the building and location of the building in relation to other buildings, public places and hazards;
- age and condition of the building;
- how many people spend time in or near the building;
- current and likely future use of the building;
- the expected remaining useful life of the building including whether proposed work will prolong its life;
- reasonableness and practicality of any work required;
- any special historical or culture value of the building whether Heritage listed under the District Plan or not;
- any other matters, including other Council policies, that Council considers may be relevant considering the particular set of circumstances.

Deleted: and any

Deleted: ation of that

Deleted: reasonable

Deleted:

Deleted:

#### 5. Acting on dangerous and insanitary buildings

In accordance with [section 124](#) and [section 125](#) of the Building Act 2004 (the Act) Council:

- will advise and liaise with the owner(s) of buildings once a building has been identified as dangerous or insanitary as per clause 4 above;
- may request a written report on the building from [Fire and Emergency New Zealand](#) Whakaratonga Iwi;
- may request reports from other parties with relevant expertise to be supplied at the owners expense.

Deleted: {

Deleted: }

If the building is found to be dangerous, or insanitary, Council may do any or all of the following:

- (a) put up a hoarding or fence to prevent people approaching the building;
- (b) attach in a prominent place, on or adjacent to, the building a notice that warns people not to approach the building;
- (c) attach a written notice to the building requiring work to be carried out on the building within a time stated in the notice, being not less than 10 days, to reduce or remove the danger, or prevent the building from remaining in an insanitary condition;
- (d) issue a notice restricting entry to the building;
- (e) endeavour to give copies of that notice to the building owner, occupier, and every person who has an interest in the land, or is claiming an interest in the land, as well as [Heritage New Zealand Pouhere Taonga](#), if the building is a registered heritage building;
- (f) contact the owner at the expiry of the time in the notice to gain access to the building to ascertain whether the notice has been complied with;
- (g) where the danger or insanitary condition is the result of unauthorised building work, the owner will be formally requested to provide a written explanation as to how the work occurred, who carried it out, and under whose instructions;
- (h) pursue enforcement action under the Act if the requirements of the notice are not met within a reasonable period of time.

If the building is considered to be of immediate danger (as defined in [section 129](#) of the Act), Council may:

- (a) by warrant, undertake any action to remove that danger, which may include prohibiting persons from using or occupying the building or demolition of all or part of the building; or fix the insanitary conditions; and
- (b) undertake action to recover costs from the owner(s) when Council carries out works to remove the danger; and
- (c) inform the owner that the amount recoverable by Council will become a charge on the land on which the building is situated.

All owners have a right of appeal as defined in the Act, which can include applying to the Ministry of Business, Innovation and Employment for a determination under [section 177\(3\)](#) of the Act.

#### 6. Acting on affected buildings

When a building is determined to be dangerous, Council will assess if any adjacent, adjoining, or nearby building is affected (an affected building) as defined in [section 121A](#) of the Act.

The owner of the affected building will be provided with:

- a copy of any notice issued for the dangerous building under [section 124\(2\)\(b\),\(c\) or \(d\)](#); and
- information relating to Council's monitoring and enforcement actions in relation to the dangerous building in accordance with [section 128A](#).

Council may, at its discretion, exercise any of its powers under [section 124\(2\)\(a\), \(b\), or \(d\)](#) in relation to the affected building.

#### 7. Priorities for action by Council

Council uses a matrix to determine the timeframe within which the assessment will be completed [based on the information known/provided about the situation](#).

Table 1. Definitions

| Level of risk/likelihood |  |
|--------------------------|--|
| <b>Very high</b>         | Accessed daily by large groups of people (e.g. hospital, education facility, police station, prison, community centre, supermarket). |
| <b>High</b>              | Accessed regularly by small groups of people (e.g. office, shops, apartment building).   |
| <b>Medium</b>            | Accessed daily <u>by a low number of people</u> (e.g. dwelling, <u>small business</u> ).   |
| <b>Low</b>               | Infrequent access, or exposure to hazard (e.g. detached domestic garage, workshop, sleepout).  |
| <b>Very low</b>          | Unlikely to be occupied, space typically used for storage only (e.g. farm shed, hay barn).   |

| Consequence of failure |   |
|------------------------|---|
| Negligible             | No injuries, no inconvenience to building users, no impact on adjacent buildings/property.  |
| Minor                  | No injuries, some inconvenience to building users, likely impact on adjacent buildings/property.  |
| Moderate               | No injuries, inconvenience to building users, likely to impact on adjacent building/property.   |
| Major                  | Serious injury or death (including injurious to health), evacuation or short-term sheltering may be required.   |
| Extreme                | Multiple deaths/serious injuries, failure of building likely to impact on adjacent building/property, evacuation or short/long term sheltering is required. |

Table 2. Assessment priority matrix

*Risk calculator (level of risk/likelihood x consequences of failure).*

*Determine the level of risk/likelihood and the consequence of failure using the definitions provided in Table 1 above. Input these into the table below.*

| Consequence of failure |                |           |              |           |             |
|------------------------|----------------|-----------|--------------|-----------|-------------|
| Level of risk          | Negligible (1) | Minor (2) | Moderate (3) | Major (4) | Extreme (5) |
| Very high (5)          | 5              | 10        | 15           | 20        | 25          |
| High (4)               | 4              | 8         | 12           | 16        | 20          |
| Medium (3)             | 3              | 6         | 9            | 12        | 15          |
| Low (2)                | 2              | 4         | 6            | 8         | 10          |
| Very low (1)           | 1              | 2         | 3            | 4         | 5           |

Table 3. Assessment timeframe

*The score from Table 2 informs the timeframe in which initial action will be taken by Selwyn District Council staff.*

| Priority  | Score | Working days |
|-----------|-------|--------------|
| Immediate | ≥15   | 1            |

|        |       |    |
|--------|-------|----|
| High   | 10-14 | 3  |
| Medium | 6-9   | 10 |
| Low    | ≤5    | 20 |

#### 8. Interactions with building owners and Building Act sections

Before exercising its powers, Council will seek to discuss options for action with owners on a mutually acceptable approach. This will lead to a formal proposal from the owners for dealing with dangerous, affected or insanitary situations, or where appropriate action may also be taken under the Health Act 1956.

Where ongoing discussions do not result in a mutually acceptable approach and proposal, Council must proceed to take formal action under section 124 of the Building Act 2004.

Where parties other than the building owner have access to the building (eg: tenants, workers, or the general public), Council will act without delay to protect public safety. The owner will be kept fully informed throughout the process.

Council recognises that exercising these powers requires careful judgement to ensure the right balance is struck to address safety issues, but also be mindful of other relevant considerations, including, but not limited to:

- The practicality of continuing to occupy a building versus the need for immediate evacuation;
- The cost of short-term disruption arising from the evacuation of a building may be greater than the long-term danger.
- The feasibility of addressing issues over an extended period of time, dependent on the specific circumstances.
- The potential economic impacts of any actions required.
- Judgement concerning the cultural, historical, or heritage significance of the building.

Notices issued by Council must specify:

- the work that is required to be done by the building owner,
- the reasonable time in which it should be completed, and
- whether the building owner is required to obtain a building consent to carry out the work, noting this would trigger section 112 of the Act which requires:
  - the building's overall compliance with the Building Code (including other applicable clauses in addition to fire and accessibility, such as structure) must not be less than what it was prior to the alteration taking place; and
  - the whole building to be upgraded so that it complies as is reasonably practicable with the current Building Code clauses for fire and accessibility (if applicable under section 118 of the Act).

These requirements are in place in the legislation to ensure that over time buildings undergoing alterations are upgraded to better meet current Building Code requirements.

The flowchart below sets out the interactions with building owners and the applicable sections of the Building Act 2004 depending on the situation.

Deleted: ing

Deleted: yield

Deleted: will

Deleted: commence proceedings in accordance with

Deleted: exercise its powers

Deleted: in the interests of

Deleted: ing the

Deleted: of

Deleted: its

Deleted: in these situations

Deleted: is about finding

Deleted: factors such as

Deleted: Continuing

Deleted: ing the building

Deleted: .

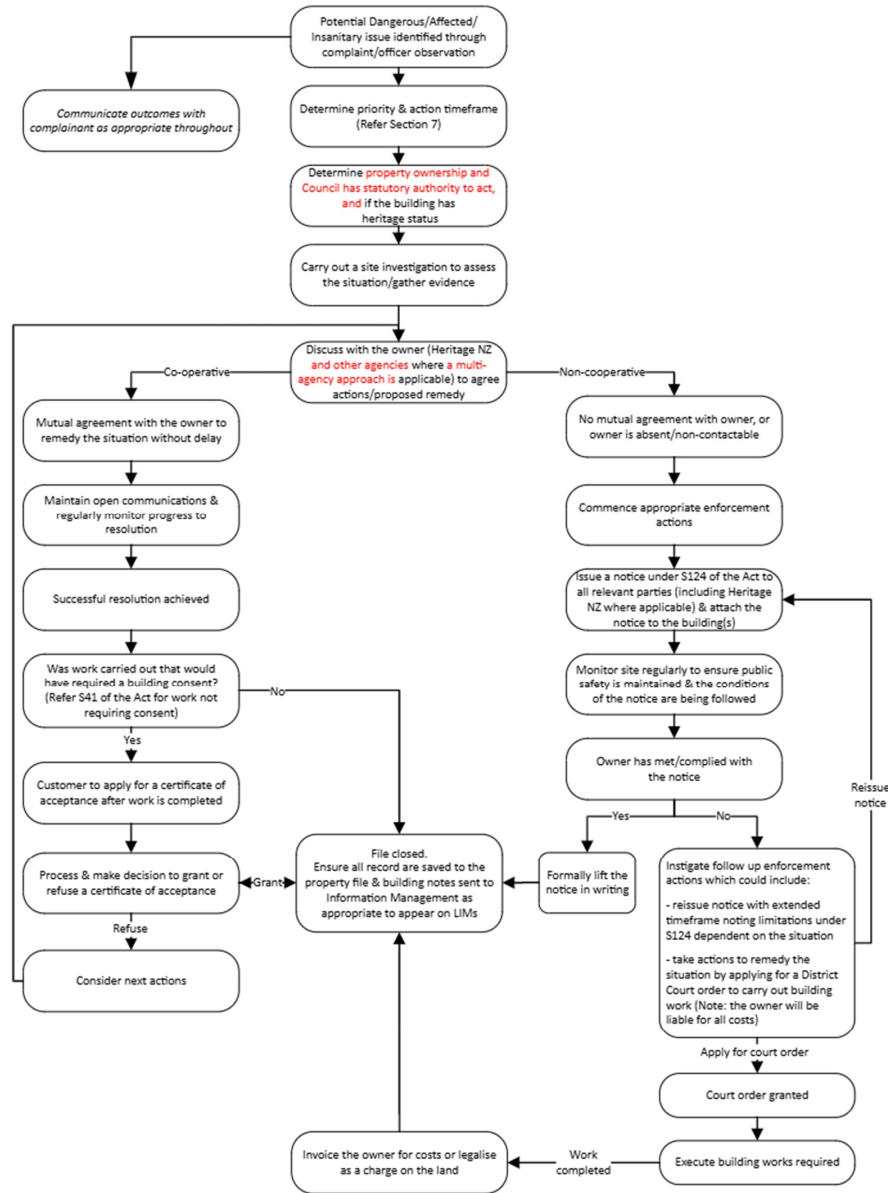
Deleted: Remove

Deleted: Economic

Deleted: nature and importance of

Deleted: s





## 9. Multi agency co-ordination

In carrying out its obligations under the Building Act 2004 the Council will work proactively with Heritage New Zealand Pouhere Taonga, Fire and Emergency New Zealand, the New Zealand Police, Health New Zealand Te Whatu Ora, and other relevant agencies to achieve a co-ordinated multi agency approach to ensure building owners, residents, and any affected community are provided with the appropriate support.

In cases where infirmed, neglected, or vulnerable persons as defined by section 126 of the Health Act 1956 are involved; or a nuisance as defined under section 29 of the Health Act 1956 exists, Council will work closely with support agencies and the Medical Officer of Health in respect of cleansing orders and abatement notices, closing orders, and committal orders issued under sections 41 and 42 of the Health Act 1956.

Council recognises that best practice particularly in insanitary conditions requires a multi-agency response to support the health and welfare of individuals to ensure they can remain living as independently as possible without compromising their personal health or the health of the public. Such response may extend to other health care providers and services such as general practitioners, health of older persons services and/or mental health service providers and relevant community support organisations.

Council will provide guidance, support, and where applicable, access to funding mechanisms (eg: rates relief, heritage grants) to assist owners in remedying issues.

In cases of hardship, Council will consider extended compliance timeframes or support services to avoid disproportionate impact on vulnerable individuals or property owners.

## 10. Heritage buildings (Pouhere Toanga)

In the implementation of procedures under the Act with regards to dangerous, affected, or insanitary buildings, Council will consider any historical or cultural aspects of the building, and the need to facilitate the preservation of buildings of significant cultural, historical or heritage value.

This will be achieved by:

- (a) recognising the range of heritage buildings that exist in the District, including those listed in the New Zealand Heritage List / Rārangī Kōrero (which also comprises historic places, historic areas, wāhi tapu, wāhi tūpuna and wāhi tapu areas, and other places identified by iwi as a place of cultural significance, and scheduled in the District Plan;
- (b) consultation with owners and Heritage New Zealand Pouhere Taonga in relation to any proposed written notice requiring work;
- (c) informing and involving relevant statutory organisations, including Heritage New Zealand Pouhere Taonga, with regard to any heritage building identified as at risk;
- (d) considering heritage values and conservation best practice measures when developing and managing upgrading proposals;
- (e) consideration of alternative methods to avoid unnecessary demolition of heritage buildings including;
  - partial demolition;
  - temporary propping/support of the structure;
  - hoardings to restrict access;
  - partial deconstruction to make safe and salvage materials.

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA), the permission of Heritage New Zealand Pouhere Taonga must be sought prior to the modification or destruction of any

### **Moved down [1]: <#>Record keeping/LIM Information¶**

Where dangerous, insanitary conditions or affected building status are confirmed, the following information will be recorded on the relevant property file and any land information memorandum (LIM) for a property:¶  
any written notice under [section 124\(2\)](#) of the Act; and¶  
explanatory information of the Act's requirements and,¶  
whether or not the issue has been resolved.¶  
Information on these matters may still be available in response to a request under the [Local Government Official Information and Meetings Act 1987](#).¶

Formatted: Indent: Left: 1.21 cm

Formatted: Indent: Left: 1.21 cm

Formatted: Font: Not Bold

Formatted: Indent: Left: 1.21 cm

Formatted: Indent: Left: 1.21 cm

Formatted: No bullets or numbering

Deleted: special traditional

Deleted: intended use of a

Deleted: Historic Places list

Deleted: statutory protection through listing

Formatted: Font: 10.5 pt

archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the HNZPTA as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These may include buildings built prior to 1900. It is advised to seek further information from Heritage New Zealand Pouhere Taonga if this is anticipated.

Selwyn District Council also values all heritage properties with important features/characteristics up until the 1940s.

After undertaking the actions outlined above, Council will serve notices requiring upgrading or removal within reasonable timeframes, in consultation with building owners.

Deleted: specific

#### 11. Record keeping/LIM Information

Where dangerous, insanitary conditions or affected building status are confirmed, the following information will be recorded on the relevant property file and any land information memorandum (LIM) for a property:

Moved (insertion) [1]

(a) any written notice under section 124(2) of the Act; and

(b) explanatory information of the Act's requirements and

(c) whether or not the issue has been resolved.

Field Code Changed

Information on these matters may still be available in response to a request under the Local Government Official Information and Meetings Act 1987.

Field Code Changed

Field Code Changed

#### 12. Protections, transparency, awareness and reporting

Council will take all reasonable steps to ensure that this policy is not used inappropriately or maliciously. Investigations initiated through complaints must be assessed for credibility and substance prior to enforcement action, particularly where complaints may be strategic, vexatious, or made in bad faith.

Deleted: ¶

¶

Formatted: Font: Not Bold

Formatted: Indent: Left: 1.21 cm

This policy shall not be used to exert de facto control over buildings or land where Council has no clear statutory authority, including land under Treaty settlement, Crown ownership, or disputed title, unless jurisdiction is confirmed.

Formatted: Indent: Left: 1.21 cm

Council will promote widely public awareness of building safety and maintenance best practices, including education campaigns aimed at early prevention of dangerous or insanitary conditions.

**Commented [VM2]:** Add MBIE flow chart to public information on SDC website DAJ info. [Steps for identifying and managing dangerous, affected and insanitary buildings](#)

Formatted: Indent: Left: 1.21 cm

Formatted: Font: Not Bold

An annual public report will be issued summarising the number of buildings assessed, notices issued, appeals lodged, and resolutions achieved under this policy. Any concerns of disproportionate use or patterns of potential misuse will be addressed.

**Commented [VM3]:** Will need to put new reporting mechanism in place to collect data on investigations that don't result in notices being issued to achieve this.

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Indent: Left: 1.21 cm

Formatted: Font: Not Bold

Formatted: No bullets or numbering

#### 13. Policy review

This policy was adopted in 2018 and reviewed in February 2025. [section 132\(4\)](#) of the Act requires the Council to review this policy at intervals of not more than five years.

The policy does not cease to have effect because it is due for review or is being reviewed.

Next review is required on or before February 2030.

The TA must, in accordance with [section 132\(3\)](#), as soon as practicable after reviewing the policy, provide a copy of the policy to the Chief Executive of MBIE.

#### DELEGATION

The implementation of this policy is delegated to the [Executive Director Development and Growth](#).

#### RELATED POLICIES, PROCEDURES AND FORMS

In considering how to address non-compliance the Council must be mindful of any matters requiring consideration under other legislation. In particular, in addition to the [Building Act 2004](#), the Council needs to consider the following:

- [Civil Defence Emergency Management Act 2002](#)
- [Health Act 1956](#)
- [Heritage New Zealand Pouhere Taonga Act 2014](#)
- [Local Government Act 2002](#)
- [Local Government Official Information and Meetings Act 1987](#)
- [Resource Management Act 1991](#)

#### CONTACT FOR FURTHER INFORMATION ABOUT THIS POLICY

If you have queries about the content of this policy, contact the [Head of Building](#) or [Executive Director Development and Growth](#).

#### POLICY REVIEW TABLE

| Date of last review | Status/summary of changes made               |
|---------------------|--|
| December 2018       | Reviewed and approved by Council             |
| February 2020       | Reviewed by staff with no amendments made    |
| November 2020       | Reviewed by staff with minor amendments made |
| February 2023       | Reviewed by staff with minor amendments made |
| June 2025           | Reviewed and approved by Council             |

Deleted: \_\_\_\_\_ Page Break \_\_\_\_\_

## B201 - Dangerous, Affected and Insanitary Buildings Policy

|                               |   |                    |               |
|-------------------------------|---|--------------------|---------------|
| <b>Category</b>               | Building  | <b>Type</b>        | Policy        |
| <b>Policy owner</b>           | <a href="#">Executive Director Development &amp; Growth</a> | <b>Approved by</b> | Council       |
| <b>Last approved revision</b> | October 2018  | <b>Review date</b> | February 2025 |

### PURPOSE

[Sections 131](#) and [132A](#) of the Building Act 2004 (the Act) requires territorial authorities to adopt a policy on dangerous, affected, and insanitary buildings within its District.

The policy must state:

- (a) the approach the Territorial Authority will take in performing its functions;
- (b) the Territorial Authority's priorities in performing those functions; and
- (c) how the Policy will apply to heritage buildings.

### THE POLICY

#### 1. Policy principles

The Council acknowledges that the provisions of the [Building Act 2004](#) (the Act) in regard to dangerous, affected, and insanitary buildings reflect the Government's broader concern with the health and safety of people who use buildings.

Early detection and rectification of dangerous, affected, and insanitary buildings is strongly connected with the Council's aim of having a safe District, ensuring people and communities who use buildings can do so safely and without endangering themselves and their health.

This policy has been developed following consultation in accordance with section 83 of the Local Government Act 2002.

#### 2. Overall approach

[Sections 124](#) and [130](#) of the Act provide the authority necessary for Council to take action on dangerous, affected, or insanitary buildings, and sets out how these actions are to be taken.

Council approach to dangerous, affected, or insanitary buildings is:

- **Preventative engagement:** To encourage the public to discuss their development plans with Council and to obtain building consent for work Council deems to be necessary before any work commences. This aims to minimise the creation of dangerous or insanitary conditions that could be injurious to the health of occupants, or where safety risks are likely to arise from a change in the use of a building.
- **Complaint-driven response:** Passive in terms of follows up on complaints and concerns raised from various sources (e.g. members of the public, agencies such as NZ Police or Fire and Emergency NZ).
- **Proactive monitoring:** Proactive where observations from Council officers are investigated to identify potentially dangerous and/or insanitary buildings.

### 3. Assessment criteria

#### Dangerous buildings

The Council will assess dangerous and affected buildings in accordance with sections 121 and 121(A) of the Act.

[Section 121](#) of the Act provides that:

- (1) A building is **dangerous** for the purposes of this Act if:
  - (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause:
    - (i) injury or death (whether by collapse or otherwise) to any persons in it or to person on other property or
    - (ii) damage to other property; or
  - (b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely.
- (2) For the purpose of determining whether a building is dangerous in terms of subsection (1)(b), a territorial authority -
  - (a) may seek advice from employees, volunteers, and contractors of [Fire and Emergency New Zealand](#) who have been notified to the territorial authority by the board of Fire and Emergency New Zealand as being competent to give advice; and
  - (b) if the advice is sought, must have due regard to the advice.

#### Affected buildings

[Section 121A](#) of the Act provides that:

A building is an **affected** building for the purposes of the Act, if it is adjacent to, adjoining, or nearby:

- (a) a dangerous building as defined in Section 121; or
- (b) a dangerous dam within the meaning of [Section 153](#).

#### Insanitary buildings

Council will assess insanitary buildings in accordance with Section 123 of the Act.

[Section 123](#) of the Act provides that:

A building is **insanitary** for the purposes of the Act if the building:

- (a) is offensive or unlikely to be injurious to health because -
  - (i) of how it is situated or constructed; or
  - (ii) it is in a state of disrepair; or
- (b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or
- (c) does not have a supply of potable water that is adequate for its intended use; or
- (d) does not have sanitary facilities that are adequate for its intended use.

Note: **Potable water** means water that is safe to drink; and complies with the drinking water standards.

#### 4. Identifying dangerous, affected, and insanitary buildings

The Council will actively respond to and investigate all complaints/concerns received and identify from these investigations any buildings that are dangerous, affected, or insanitary.

The building will be assessed to determine:

- if there has been any unauthorised building work and/or unauthorised change of use;
- the standard of maintenance of any specified systems for fire safety, water supply or other building elements that provide amenity;
- the state of repair of the building structure and services; and
- the safety level of the building compared to the relevant performance criteria of the [New Zealand Building Code](#).

An authorised Council officer will decide:

- whether the building or part of the building is dangerous or insanitary, and
- if dangerous, whether any other buildings should be regarded as an affected building.

Council or owners may obtain expert advice where appropriate and explore options to reduce or remove the danger, or to fix the dangerous or insanitary conditions.

In forming its views as to the work or action required to prevent the building from remaining dangerous, affected, or insanitary, Council will consider some, or all, of the following:

- the type, size and complexity of the building and location of the building in relation to other buildings, public places and hazards;
- age and condition of the building;
- how many people spend time in or near the building;
- current and likely future use of the building;
- the expected remaining useful life of the building, including whether proposed work will prolong its life;
- reasonableness and practicality of any work required;
- any special historical or culture value of the building whether Heritage listed under the District Plan or not;
- any other matters, including other Council policies, that Council considers may be relevant considering the particular set of circumstances.

#### 5. Acting on dangerous and insanitary buildings

In accordance with [section 124](#) and [section 125](#) of the Building Act 2004 (the Act) Council:

- (a) will advise and liaise with the owner(s) of buildings once a building has been identified as dangerous or insanitary as per clause 4 above;
- (b) may request a written report on the building from [Fire and Emergency New Zealand Whakaratonga Iwi](#);
- (c) may request reports from other parties with relevant expertise to be supplied at the owners expense.

If the building is found to be dangerous, or insanitary, Council may do any or all of the following:

- (a) put up a hoarding or fence to prevent people approaching the building;
- (b) attach in a prominent place, on or adjacent to, the building a notice that warns people not to approach the building;
- (c) attach a written notice to the building requiring work to be carried out on the building within a time stated in the notice, being not less than 10 days, to reduce or remove the danger, or prevent the building from remaining in an insanitary condition;
- (d) issue a notice restricting entry to the building;
- (e) endeavour to give copies of that notice to the building owner, occupier, and every person who has an interest in the land, or is claiming an interest in the land, as well as [Heritage New Zealand](#) Pouhere Taonga, if the building is a registered heritage building;
- (f) contact the owner at the expiry of the time in the notice to gain access to the building to ascertain whether the notice has been complied with;
- (g) where the danger or insanitary condition is the result of unauthorised building work, the owner will be formally requested to provide a written explanation as to how the work occurred, who carried it out, and under whose instructions;
- (h) pursue enforcement action under the Act if the requirements of the notice are not met within a reasonable period of time.

If the building is considered to be of immediate danger (as defined in [section 129](#) of the Act), Council may:

- (a) by warrant, undertake any action to remove that danger, which may include prohibiting persons from using or occupying the building or demolition of all or part of the building; or fix the insanitary conditions; and
- (b) undertake action to recover costs from the owner(s) when Council carries out works to remove the danger; and
- (c) inform the owner that the amount recoverable by Council will become a charge on the land on which the building is situated.

All owners have a right of appeal as defined in the Act, which can include applying to the Ministry of Business, Innovation and Employment for a determination under [section 177\(3\)](#) of the Act.

## 6. Acting on affected buildings

When a building is determined to be dangerous, Council will assess if any adjacent, adjoining, or nearby building is affected (an affected building) as defined in [section 121A](#) of the Act.

The owner of the affected building will be provided with:

- a copy of any notice issued for the dangerous building under [section 124\(2\)\(b\),\(c\) or \(d\)](#); and
- information relating to Council's monitoring and enforcement actions in relation to the dangerous building in accordance with [section 128A](#).

Council may, at its discretion, exercise any of its powers under [section 124\(2\)\(a\), \(b\), or \(d\)](#) in relation to the affected building.

## 7. Priorities for action by Council

Council uses a matrix to determine the timeframe within which the assessment will be completed based on the information known/provided about the situation.



**Table 1. Definitions**

| Level of risk/likelihood |  |
|--------------------------|--|
| <b>Very high</b>         | Accessed daily by large groups of people (e.g. hospital, education facility, police station, prison, community centre, supermarket). |
| <b>High</b>              | Accessed regularly by small groups of people (e.g. office, shops, apartment building).   |
| <b>Medium</b>            | Accessed daily by a low number of people (e.g. dwelling, small business).  |
| <b>Low</b>               | Infrequent access, or exposure to hazard (e.g. detached domestic garage, workshop, sleepout).  |
| <b>Very low</b>          | Unlikely to be occupied, space typically used for storage only (e.g. farm shed, hay barn).   |

| Consequence of failure |   |
|------------------------|---|
| Negligible             | No injuries, no inconvenience to building users, no impact on adjacent buildings/property.  |
| Minor                  | No injuries, some inconvenience to building users, likely impact on adjacent buildings/property.  |
| Moderate               | No injuries, inconvenience to building users, likely to impact on adjacent building/property.   |
| Major                  | Serious injury or death (including injurious to health), evacuation or short-term sheltering may be required.   |
| Extreme                | Multiple deaths/serious injuries, failure of building likely to impact on adjacent building/property, evacuation or short/long term sheltering is required. |

**Table 2. Assessment priority matrix**

*Risk calculator (level of risk/likelihood x consequences of failure).*

*Determine the level of risk/likelihood and the consequence of failure using the definitions provided in Table 1 above. Input these into the table below.*

| Consequence of failure |                |           |              |           |             |
|------------------------|----------------|-----------|--------------|-----------|-------------|
| Level of risk          | Negligible (1) | Minor (2) | Moderate (3) | Major (4) | Extreme (5) |
| Very high (5)          | 5              | 10        | 15           | 20        | 25          |
| High (4)               | 4              | 8         | 12           | 16        | 20          |
| Medium (3)             | 3              | 6         | 9            | 12        | 15          |
| Low (2)                | 2              | 4         | 6            | 8         | 10          |
| Very low (1)           | 1              | 2         | 3            | 4         | 5           |

**Table 3. Assessment timeframe**

*The score from Table 2 informs the timeframe in which initial action will be taken by Selwyn District*

*Council staff.*

| Priority  | Score | Working days |
|-----------|-------|--------------|
| Immediate | ≥15   | 1            |
| High      | 10-14 | 3            |
| Medium    | 6-9   | 10           |
| Low       | ≤5    | 20           |

## 8. Interactions with building owners and Building Act sections

Before exercising its powers, Council will seek to discuss options for action with owners on a mutually acceptable approach. This will lead to a formal proposal from the owners for dealing with dangerous, affected or insanitary situations, or where appropriate action may also be taken under the [Health Act 1956](#).

Where ongoing discussions do not result in a mutually acceptable approach and proposal, Council must proceed to take formal action under [section 124](#) of the Building Act 2004.

Where parties other than the building owner have access to the building (eg; tenants, workers, or the general public), Council will act without delay to protect public safety. The owner will be kept fully informed throughout the process.

Council recognises that exercising these powers requires careful judgement to ensure the right balance is struck to address safety issues, but also be mindful of other relevant considerations, including, but not limited to:

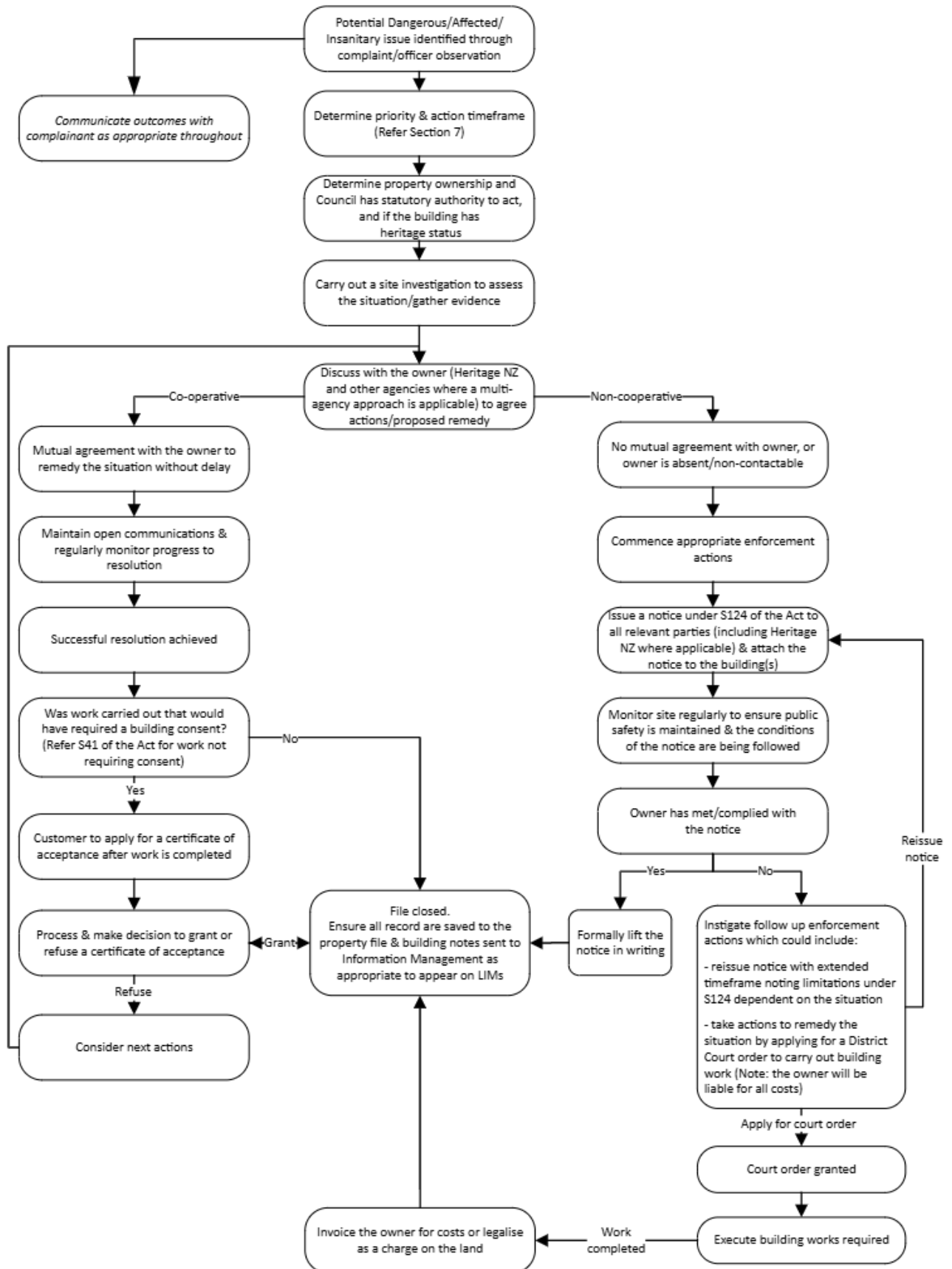
- The practicality of continuing to occupy a building versus the need for immediate evacuation.
- The cost of short-term disruption arising from the evacuation of a building may be greater than the long-term danger.
- The feasibility of addressing issues over an extended period of time, dependent on the specific circumstances.
- The potential economic impacts of any actions required.
- Judgement concerning the cultural, historical, or heritage significance of the building.

Notices issued by Council must specify:

- (a) the work that is required to be done by the building owner,
- (b) the reasonable time in which it should be completed, and
- (c) whether the building owner is required to obtain a building consent to carry out the work, noting this would trigger [section 112](#) of the Act which requires:
  - the building's overall compliance with the Building Code (including other applicable clauses in addition to fire and accessibility, such as structure) must not be less than what it was prior to the alteration taking place; and
  - the whole building to be upgraded so that it complies as is reasonably practicable with the current Building Code clauses for fire and accessibility (if applicable under [section 118](#) of the Act).

These requirements are in place in the legislation to ensure that over time buildings undergoing alterations are upgraded to better meet current Building Code requirements.

The flowchart below sets out the interactions with building owners and the applicable sections of the Building Act 2004 depending on the situation.



**9. Multi agency co-ordination**

In carrying out its obligations under the Building Act 2004 the Council will work proactively with Heritage New Zealand Pouhere Taonga, Fire and Emergency New Zealand, the New Zealand Police, Health New Zealand Te Whatu Ora, and other relevant agencies to achieve a co-ordinated multi agency approach to ensure building owners, residents, and any affected community are provided with the appropriate support.

In cases where infirmed, neglected, or vulnerable persons as defined by section 126 of the Health Act 1956 are involved; or a nuisance as defined under section 29 of the Health Act 1956 exists, Council will work closely with support agencies and the Medical Officer of Health in respect of cleansing orders and abatement notices, closing orders, and committal orders issued under sections 41 and 42 of the Health Act 1956.

Council recognises that best practice particularly in insanitary conditions requires a multi-agency response to support the health and welfare of individuals to ensure they can remain living as independently as possible without compromising their personal health or the health of the public. Such response may extend to other health care providers and services such as general practitioners, health of older persons services and/or mental health service providers and relevant community support organisations.

Council will provide guidance, support, and where applicable, access to funding mechanisms (eg; rates relief, heritage grants) to assist owners in remedying issues.

In cases of hardship, Council will consider extended compliance timeframes or support services to avoid disproportionate impact on vulnerable individuals or property owners.

**10. Heritage buildings (Pouhere Taonga)**

In the implementation of procedures under the Act with regards to dangerous, affected, or insanitary buildings, Council will consider any historical or cultural aspects of the building, and the need to facilitate the preservation of buildings of significant cultural, historical or heritage value.

This will be achieved by:

- (a) recognising the range of heritage buildings that exist in the District, including those listed in the New Zealand Heritage List / Rārangi Kōrero (which also comprises historic places, historic areas, wāhi tapu, wāhi tūpuna and wāhi tapu areas, and other places identified by iwi as a place of cultural significance, and scheduled in the District Plan;
- (b) consultation with owners and [Heritage New Zealand](#) Pouhere Taonga in relation to any proposed written notice requiring work;
- (c) informing and involving relevant statutory organisations, including [Heritage New Zealand](#) Pouhere Taonga, with regard to any heritage building identified as at risk;
- (d) considering heritage values and conservation best practice measures when developing and managing upgrading proposals;
- (e) consideration of alternative methods to avoid unnecessary demolition of heritage buildings including;
  - partial demolition;
  - temporary propping/support of the structure;
  - hoardings to restrict access;
  - partial deconstruction to make safe and salvage materials.

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA), the permission of Heritage New Zealand Pouhere Taonga must be sought prior to the modification or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the HNZPTA as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These may include buildings built prior to 1900. It is advised to seek further information from Heritage New Zealand Pouhere Taonga if this is anticipated.

Selwyn District Council also values all heritage properties with important features/characteristics up until the 1940s.

After undertaking the actions outlined above, Council will serve notices requiring upgrading or removal within reasonable timeframes, in consultation with building owners.

#### **11. Record keeping/LIM Information**

Where dangerous, insanitary conditions or affected building status are confirmed, the following information will be recorded on the relevant property file and any land information memorandum (LIM) for a property:

- (a) any written notice under [section 124\(2\)](#) of the Act; and
- (b) explanatory information of the Act's requirements and,
- (c) whether or not the issue has been resolved.

Information on these matters may still be available in response to a request under the [Local Government Official Information and Meetings Act 1987](#).

#### **12. Protections, transparency, awareness and reporting**

Council will take all reasonable steps to ensure that this policy is not used inappropriately or maliciously. Investigations initiated through complaints must be assessed for credibility and substance prior to enforcement action, particularly where complaints may be strategic, vexatious, or made in bad faith.

This policy shall not be used to exert de facto control over buildings or land where Council has no clear statutory authority, including land under Treaty settlement, Crown ownership, or disputed title, unless jurisdiction is confirmed.

Council will promote widely public awareness of building safety and maintenance best practices, including education campaigns aimed at early prevention of dangerous or insanitary conditions.

An annual public report will be issued summarising the number of buildings assessed, notices issued, appeals lodged, and resolutions achieved under this policy. Any concerns of disproportionate use or patterns of potential misuse will be addressed.

#### **13. Policy review**

This policy was adopted in 2018 and reviewed in February 2025. [section 132\(4\)](#) of the Act requires the Council to review this policy at intervals of not more than five years.

The policy does not cease to have effect because it is due for review or is being reviewed.

Next review is required on or before February 2030.

The TA must, in accordance with [section 132\(3\)](#), as soon as practicable after reviewing the policy, provide a copy of the policy to the Chief Executive of MBIE.

## DELEGATION

The implementation of this policy is delegated to the [Executive Director Development and Growth](#).

## RELATED POLICIES, PROCEDURES AND FORMS

In considering how to address non-compliance the Council must be mindful of any matters requiring consideration under other legislation. In particular, in addition to the [Building Act 2004](#), the Council needs to consider the following:

- [Civil Defence Emergency Management Act 2002](#)
- [Health Act 1956](#)
- [Heritage New Zealand Pouhere Taonga Act 2014](#)
- [Local Government Act 2002](#)
- [Local Government Official Information and Meetings Act 1987](#)
- [Resource Management Act 1991](#)

## CONTACT FOR FURTHER INFORMATION ABOUT THIS POLICY

If you have queries about the content of this policy, contact the [Head of Building](#) or [Executive Director Development and Growth](#).

## POLICY REVIEW TABLE

| Date of last review | Status/summary of changes made               |
|---------------------|--|
| December 2018       | Reviewed and approved by Council             |
| February 2020       | Reviewed by staff with no amendments made    |
| November 2020       | Reviewed by staff with minor amendments made |
| February 2023       | Reviewed by staff with minor amendments made |
| July 2025           | <b>Reviewed and approved by Council</b>      |

## REPORT

**TO:** Sharon Mason, Chief Executive Officer

**FOR:** Council meeting, 23 July 2025

**FROM:** Steve Gibling, Executive Director People, Culture and Capability

**DATE:** 10 July 2025

**SUBJECT:** **HEALTH, SAFETY AND WELLBEING UPDATE**

---

### RECOMMENDATION

*'That Council receives the 'Health, Safety and Wellbeing Update' Report.'*

#### 1. PURPOSE

The purpose of this report is to provide Council with an update in relation to health, safety, and wellbeing activity across the organisation. This report supports the due diligence requirements of Council Officers under the Health and Safety at Work Act 2015.

#### 2. HEALTH, SAFETY AND WELLBEING OVERVIEW

*HS&W – Update on External Review Recommendations:*

As previously reported work is progressing on several foundational pieces of work following recommendations outlined in the HSE Global external review. This includes a planned review to be completed – as a midterm review by the HSE Global team – on the progress made by Council towards closing out the recommendations in their November report. This will be reported back to the November Audit and Risk Committee meeting.

Continuing interactions with all functions across council and supporting CE, ELT and Elected Members building better understanding of Work as Imagined (WAI) versus Work as Done (WAD).

*H&S Leadership:*

The HSW Strategy and charter are under development and alignment with the new SDC operating model. The team are working on regular connections with the Executive Leadership Team members and Heads of Departments with fortnightly interactions to understand the things that are causing heightened concern for them

A Review, Refresh and update of the Health and Safety Manual has highlighted some gaps in updated information and process, particularly around Volunteers and their engagement, primarily on the process and alignment with our requirements relating to the HSWA. This update is being worked on with our regulatory function who use volunteers on a regular basis. The review update also includes updating names,

positions and structure changes, updating links to current documents, ensuring that the current legislation and Acts are referred to and that it complies with our Privacy and legal obligations.

### **Walkaround worksite visits**

The visit schedule has been distributed and HSW team available for support to ensure that actions are assigned in Vault and followed up with appropriate people. To date this period there have been 8 Vault Walkaround Observations uploaded.

- **Glentunnel Camping Ground** - Observation themes consisted of:
  - an awareness of past Issues: Significant past health and safety failures due to previous management, ***now resolved***.
  - Highlighted need for robust contract management, compliance monitoring, and clear consequence enforcement.
- **West Melton CRC** - Observation themes consisted of:
  - a discussion around lone working and safety by design which had alleviated that particular risk
  - noting that there was some wooden flooring with water damage. *Update to this is that the roofing manufacturer is to fix leak, and floor will be repaired under insurance.*
- **Animal Control** - Observation themes consisted of:
  - increased specialised training
  - fleet issues (need to be fit for purpose)
  - assessment of current Dog Pound infrastructure – and a full review of building, equipment and risk should be prioritised. *Update to this is that there has been a number of improvements to the site, including an isolation area for sick dogs, the concreting of exterior dog runs, and heating installed for the animal's comfort during winter – as well as for the staff.*
- **Lincoln commercial Development Fletcher Living** (x 2 ELT entries) – Observation themes consisted of:
  - Great work maintaining good working relationships between Building Inspectors and the contractors, has helped to mitigate risks.
  - Good worksite practices overall
- **Compliance team** – Observation themes consisted of:
  - Follow up from Vault reports re abusive calls and emails set expectations. Would be good to record calls
  - Use of body worn cameras – prefer dedicated cameras per role rather than shared
  - one action underway around Vault report follow up
- **CORDE/ Fulton Hogan** – Observation themes consisted of:
  - (C) Great work with staff/contractor briefing – clear, concise & informative
  - (C) Topical discussion around Asbestos removal – a “grey area” for CORDE – but they brought in SMEs and trainers to upskill staff.
  - (C) New technology in use for pipe relining project in use first time in the South Island
  - (FH) Key risk electricity lines – “Flags” on lines for visibility
  - (FH) Signage and fencing in place around the site

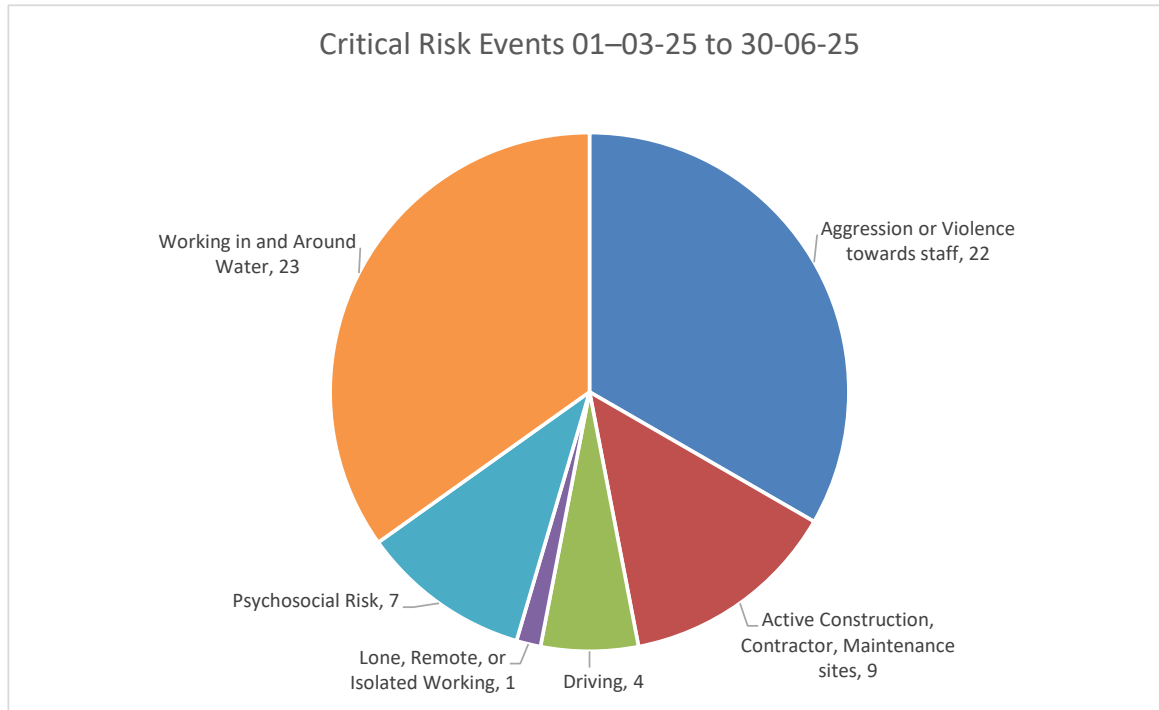


- Commendation to both teams on high levels of community engagement and being extremely responsive to any community concerns raised and addressed in a timely way.
- **HEB** – Observation themes consisted of:
  - A lot of care and attention put into hazards, and mitigation
  - Site well run – did not see any opportunities for improvement.

The walkarounds provide context to our Officer due diligence responsibilities as reported in the HSWA section 44. The walkarounds deliver us insights into Leadership conversations and Officer governance responsibilities. The walkarounds are integral to overall Health Safety and Wellbeing in the executive leadership roles and we will be looking to use these as a KPI for a set number to be completed each year per ELT member.

### 3. H&S MANAGEMENT SYSTEM:

There has been a total of 189 events entered between 1<sup>st</sup> March 2025 and 30<sup>th</sup> June 2025. Of the events, 66 are related to one of our six Critical Risks, either for public or worker events.



#### Breakdown of Worker reported Critical Risk Events per category:

##### Aggression or Violence toward Staff –

- 1) Critical risk Status – **Good progress**
  - (a) Regular meetings are being held

- (b) Work is continuing on the Bowtie and descriptions within the Management Standard.
- (c) Controls are identified and work is being done to gather evidence to turn seven controls green
- 2) Events in Vault this period – 22
  - i) Aggravated customer
  - ii) Verbal abuse, intimidating behaviour x 8 (Parking)
  - iii) Aggressive/Abusive Phone Call x 2
  - iv) Threatening altercation (to staff)
  - v) Threatening or physical altercation/assault (between members of public) x 6
  - vi) Assault leading to trespass issued
  - vii) Intimidation of contracted weekend worker at dog pound
  - viii) Intimidation and verbal abuse
  - ix) Man responded aggressively to being notified of rules

#### **Active Construction, Contractor, and Maintenance sites**

- 1) Critical risk completion Status – **Good progress**
  - (a) Regular meetings are being held
  - (b) Identification and descriptions of causes complete.
  - (c) Half day workshop held recently to work on the Bowtie and identify controls, with descriptions in the Management Standard the next step.
- 2) Events in Vault this period – 9
  - i) There was 1 Worker, 4 Contractor and 4 Third Party reported incidents
    - I. Council staff member mowed over a child's school equipment.
    - II. Cable Strike (Chorus)
    - III. Discovery of old galvanised pipe, concreted into footing of existing playground equipment
    - IV. Blow Back
    - V. Water main blow out
    - VI. Cutting Water Pipe in Concrete
    - VII. High pressure water main burst
    - VIII. Contractors working in roadway without traffic management
    - IX. Disabled person entered a construction site to watch the machines

#### **Driving**

- 1) Critical risk completion Status – **Good progress**
  - (a) Regular meetings are being held
  - (b) New Vehicle policy in place
  - (c) Control evidence assured for six controls at last meeting where they were turned green.
- 2) Events in Vault this period – 4
  - i) Near miss at roundabout
  - ii) Near miss – collision
  - iii) Followed into carpark by aggrieved member of public
  - iv) Child hit by car on pedestrian crossing outside the Aquatic Centre

#### **Lone Worker**

- 1) Critical risk completion Status – **Early progress**
  - (a) Group reset and refocus after co-lead left – New co-lead Rachel Burt
  - (b) Updated team membership
  - (c) Data gathering in progress from TLs on identifying those that are Lone, Remote or Isolated workers, and their roles
- 2) Events in Vault this period – 1

- i) Parking Safety officer had wet plaster thrown at them

**Psychosocial Risk –**

- 1) Critical risk completion Status – **Good progress**
  - (a) Critical Risk Specialist realigned Psychosocial Risk Bowtie and Management standard to align with ISO45003 and WorkSafe guidelines
  - (b) Dr Paul Woods presented to Critical Risk Group in June
  - (c) Update and increase of team members
  - (d) One control green.
- 2) Events in Vault this period – 7
  - i) Four sensitive events entered this period
  - ii) An inebriated customer made staff and customers feel uneasy
  - iii) Young person known to staff under the influence of drugs
  - iv) Threats and abusive behaviour made by AA customer

**Working in and Around Water**

- 1) Critical risk completion Status – **Good progress**
  - (a) Regular meetings are being held
  - (b) Three controls green, assurance gathering continues for 13 more.
- 2) Events in Vault this period – 23
- 3) 13 events in the controlled pool environment with normal slips, trips and bumps the main cause
- 4) Three staff illness events
- 5) Three events where members of the public were disruptive or abusive to staff
- 6) Man had chest pain while in diving lesson
- 7) Child had seizure on poolside
- 8) One close call event where an unsupervised autistic child entered deep water before the carer emerged from the changing rooms – child diverted in time
- 9) One wastewater spill onto roadside when a pumpstation valve was left open. CORDE notified WorkSafe and site made safe.



Steve Gibling  
**EXECUTIVE DIRECTOR PEOPLE, CULTURE AND CAPABILITY**

## COUNCIL PUBLIC REPORT

**TO:** Council

**FOR:** Council Meeting – 23 July 2025

**FROM:** Andrew Boyd – Resource Recovery and Waste Manager

**DATE:** 4 July 2025

**SUBJECT:** **WASTE MANAGEMENT AND MINIMISATION PLAN REVIEW**

---

### KUPU TŪTOHU | RECOMMENDATION

*‘That the Council resolves to direct staff to prepare a new Waste Management and Minimisation Plan, and to bring the new draft plan back to Council for approval, prior to public consultation in accordance with the Waste Minimisation Act (2008)’.*

#### 1. KAUPAPA WHAITAKE | PURPOSE

The purpose of this report is to seek Council resolution for the preparation of a new Waste Management and Minimisation Plan (WMMP). The new draft WMMP will then be brought back to Council for consideration and adoption, before being consulted upon publicly, in accordance with the Special Consultative Procedure within the Local Government Act 2002, as required under the Waste Minimisation Act (2008).

Once the new WMMP is finalised and adopted, the existing WMMP would be revoked.

#### 2. TĀHUHU KŌRERO | HISTORY/BACKGROUND

The Waste Minimisation Act (2008) requires local authorities to review their Waste Minimisation and Management Plan every 6 years, and prior to doing so, to undertake a Waste Assessment.

The last WMMP for Selwyn District was prepared and adopted in 2019.

The Ministry for the Environment provides a guideline document for Local Authorities to utilise when reviewing the WMMP and writing a Waste Assessment. Staff have followed this when undertaking the preparation of the Waste Assessment and reviewing the WMMP.

Under section 33 of the Waste Minimisation Act, the Ministry for Environment requires (before 13 August 2025), Council’s decision to either publicly consult on the existing WMMP or, to write and publicly consult on a new WMMP.

## 2.1. Waste Assessment

Under the WMA (2008) each Territorial Authority (TA) is required to undertake a 'Waste Assessment' prior to the review of its WMMP. A comprehensive Waste Assessment has been completed in accordance with section 51 of the Act.

The full draft Waste Assessment can be accessed here:

[https://www.selwyn.govt.nz/\\_data/assets/pdf\\_file/0006/2186475/20250711-SDC-Waste-Assessment-2025-DRAFT-FOR-COUNCIL.pdf](https://www.selwyn.govt.nz/_data/assets/pdf_file/0006/2186475/20250711-SDC-Waste-Assessment-2025-DRAFT-FOR-COUNCIL.pdf).

The Waste Assessment draws upon data from audits of kerbside waste bins, comparisons with earlier audits, measured quantities through Council's collections as well as through materials received or processed at Pines Resource Recovery Park and at other regional facilities. It includes sections on legislative, policy and regulatory changes that have come into effect since the last WMMP and it presents a range of options to meet the forecast future demand.

This is the third Waste Assessment prepared for Selwyn District Council under the Waste Minimisation Act 2008. The first Waste Assessment was completed in 2011, and a second was completed in 2017.

The key points within the 2025 Waste Assessment are:

### Legislation and Policies

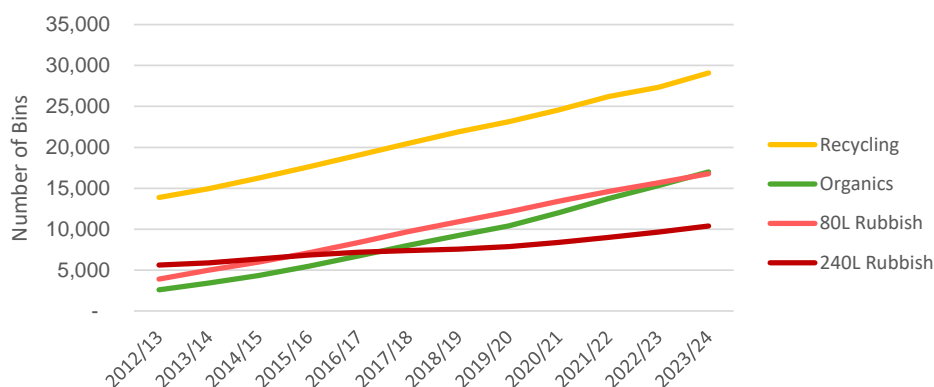
- Significant changes are underway with a review of the Waste Minimisation Act and the incorporation of the Litter Act.
- A new New Zealand Waste Strategy has been released.
- The 2022 Climate Change Response Act has been enacted, with the Emissions Reduction Plan having a specific chapter on emission reductions from waste.
- Government has cancelled a number of waste related policies set by the former government.
- Council has adopted a Climate Change Policy, updated the Asset Management Policy, the Waikirikiri Ki Tua | Future Selwyn Strategy, and the Financial Policy in 2024.

These changes to legislation, policies and strategies impact on the way we manage waste in Selwyn.

### ***District Growth***

Significant and ongoing development and population growth in the district has corresponded with a growth in the number of bins in service. As of June 2025, we have 78,500 bins in service across the district. As bin numbers grow, collection fleet numbers also grow. Collection routes are reviewed, extended and altered to accommodate the growth.

Figure 1: Bins in Service 2012-2024



### 2.1.1. Kerbside Collections

Kerbside waste per capita has decreased since the 2019 WMMP. This is a key target within the WMMP and within Council's Long Term Plan.

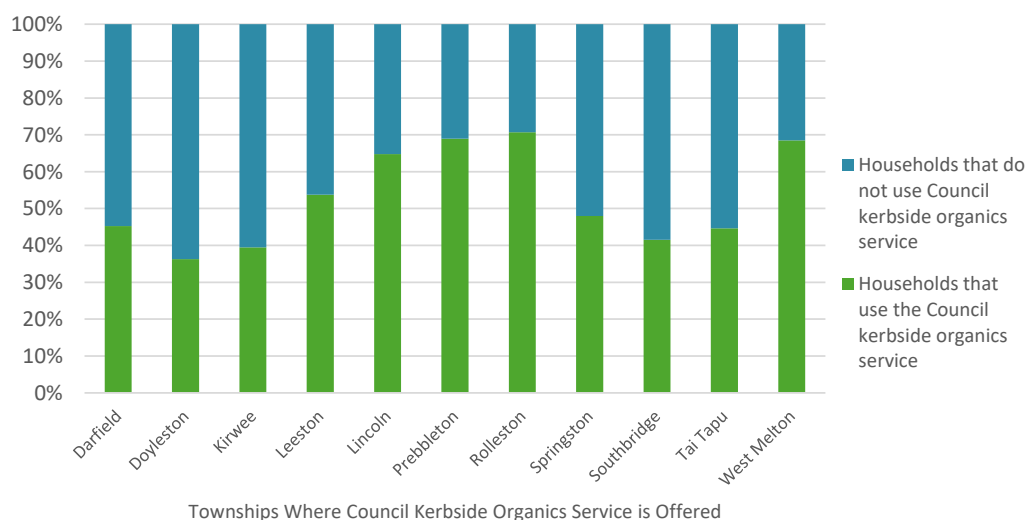
|                           | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 |
|---------------------------|---------|---------|---------|---------|---------|
| Kerbside Waste per Capita | 161 kg  | 152 kg  | 163 kg  | 142 kg  | 143 kg  |

#### Organics

Significant opportunity remains to divert additional materials from the waste stream. Analysis in 2022 of the kerbside waste bins shows that on average 44% of the content of household waste bins is still garden and food waste (equating to over 5,000 tonnes per annum).

Further uptake of the organic bin service, and increased separation of food waste within households would help to improve diversion. [Figure 2](#) below displays the current organic bin uptake levels by township.

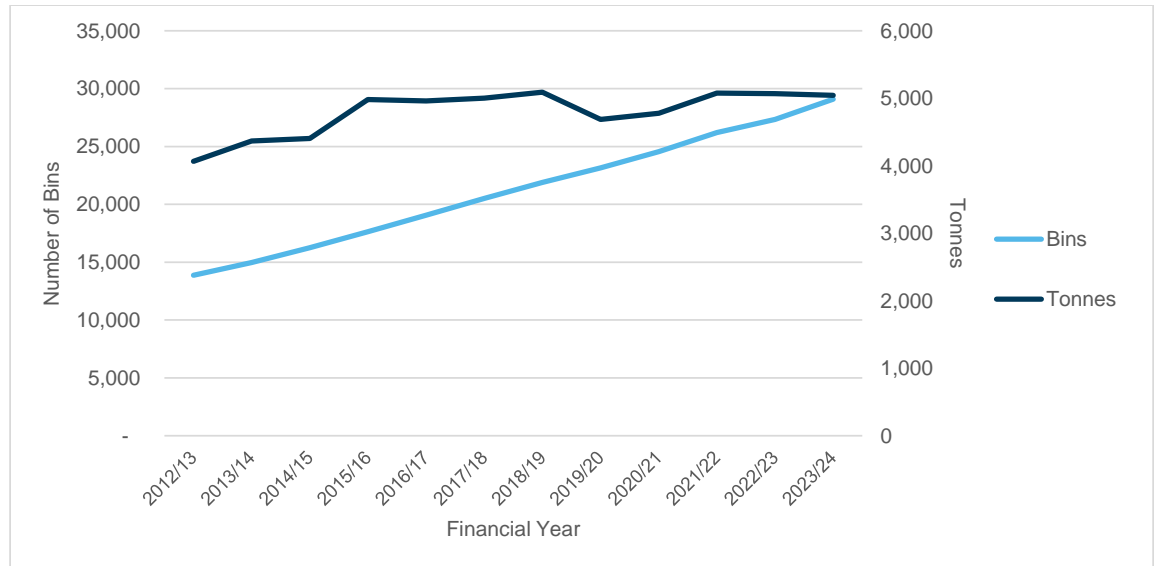
Figure 2: Proportion of Households Using the Council Kerbside Organics Service



### Recycling:

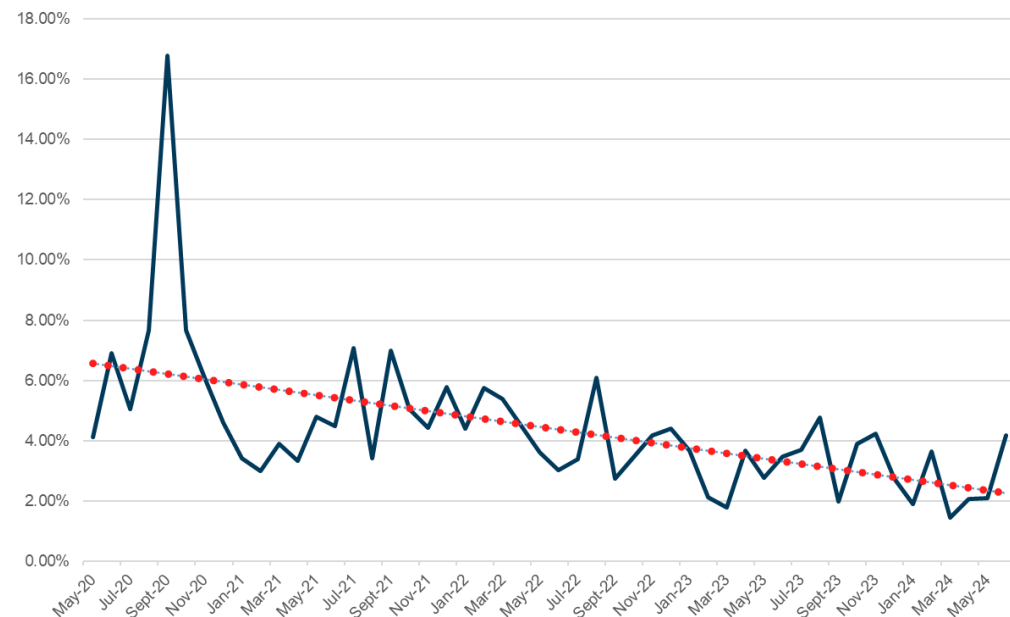
Over the last decade the numbers of recycling bins in service has increased considerably. However, recycling tonnages have been fairly static since 2015 – this is reflected across other Councils in the region and is believed to be linked to trends in packaging (e.g. a move from glass to cans), a trend of moving away from paper based advertising (e.g. letterbox circulars), and the reduction in plastics accepted at kerbside (plastics 1-7 reduced to plastics 1, 2 and 5).

Figure 3: Recycling Bins in Service vs Total Tonnes of Kerbside Recycling



Contamination in kerbside recycling has continued to decrease year on year and Selwyn has one of the lowest in New Zealand with the average in 2024/25 at 2.12%. Some Councils have contamination levels of over 25%.

Figure 4: Contamination Percentage in Kerbside Recycling by Month



### 2.1.2. Pines Resource Recovery Park (Pines RRP)

Total general waste tonnages at Pines RRP have remained relatively static during the past 4 years, while organics volumes have continued to increase.

Figure 5: Tonnages Processed at Pines RRP 2007-2024

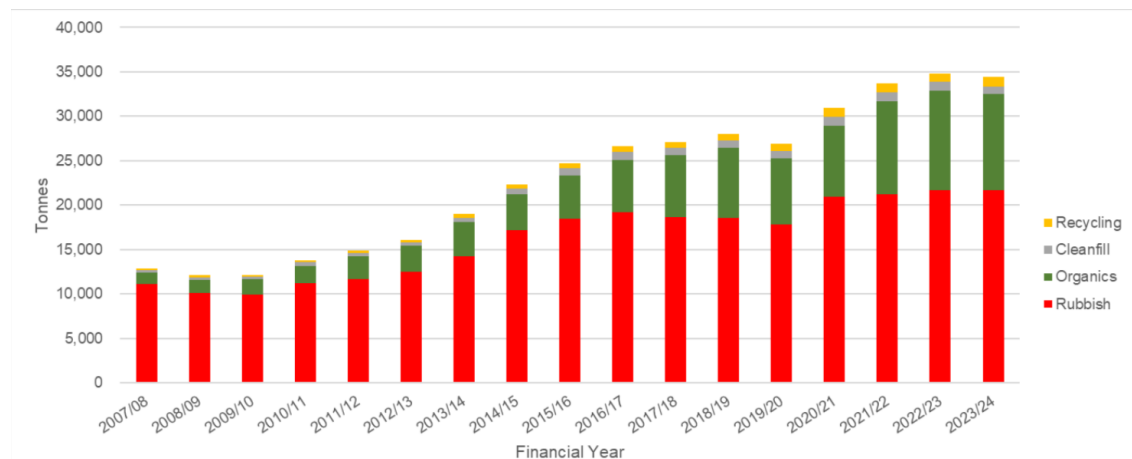
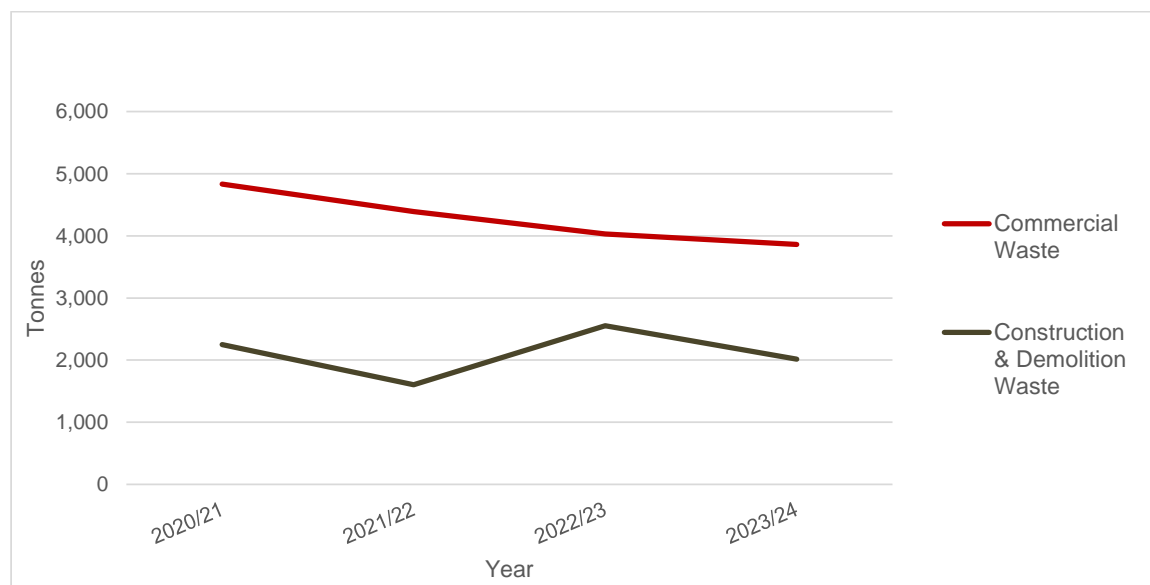


Figure 6 shows that commercial waste from private collection companies has decreased. This is primarily due to competition from commercial transfer stations in Christchurch offering lower disposal fees than Council does at Pines RRP.

Construction waste (mostly from residential dwellings) has remained reasonably static and presents an opportunity for Council to increase diversion from landfill.

Figure 6: Commercial Waste and Construction Waste Tonnages Received at Pines RRP 2020-2024





Since the last WMMP, the expansion of services at Pines Resource Recovery Park have included the addition of battery recycling, the opening of ReDiscover Waste and Sustainability Education Centre, the opening of ReNourish Community Garden, and the opening of the ReUse shop this year.

*Figure 7: Aerial View Showing Recent Developments at Pines RRP*



Further plans include a tool library, and a redesign of the refuse area to resolve building integrity issues, to reduce the impact of wind on customers, wind blown litter, safety issues, as well as opportunities to improve waste separation and diversion. It is also intended to increase the range of recycling options under the recycling canopy.

#### Closed landfills:

Since the last WMMP Council has undertaken assessments of closed landfills on Council land across the district and now has consents granted for several sites for capping off old landfills as capping material becomes available.

#### External review:

The Draft Waste Assessment has been independently reviewed by Tonkin and Taylor, and their feedback has been incorporated into the final document.

Council is required to consult with the Medical Officer of Health on the Waste Assessment. Staff are currently awaiting a response.

## **2.2. Review of the Waste Management and Minimisation Plan**

The WMMP is a requirement under the Waste Minimisation Act 2008 (WMA). It is intended to be the guiding document for councils to “promote and achieve effective and efficient waste management and minimisation within their districts”.

A WMMP should contain a summary of the council’s objectives, policies and targets for waste management and minimisation. The plan should clearly communicate how the council will deliver on these objectives.

Progress on goals, objectives and targets within the 2019 WMMP were reviewed within the Waste Assessment. These goals, objectives and targets will be updated, further developed and consulted upon within the proposed rewrite of the WMMP.

Selwyn District’s current WMMP has been reviewed by Resource Recovery and Waste staff in order to determine whether it:

- is still fit for purpose and should be retained as is, or
- requires amendment, or
- requires revoking and replacement with a newly written WMMP.

In summary there are a number of reasons that support the preparation of a new WMMP:

- Selwyn has remained one of the fastest growing districts in Aotearoa New Zealand over the last decade, and this is set to continue. A new plan will help Council to proactively plan waste services to meet the forecast needs of a larger and more diverse population.
- Significant opportunities exist to divert more waste from landfill.
- Within the next six years (the time before the next WMMP review is required) Council will tender for its major waste and resource recovery operational contracts expiring in 2029 - Kerbside Collections and Pines Resource Recovery Park Operations contracts. A new plan will provide strategic direction to inform tender specifications, as well as ensuring alignment with Council Plans, strategy and policies, and national waste legislation requirements. This could include options for significant changes to kerbside services, including fortnightly waste (reduces cost and emissions), separate glass collections, compulsory organics etc. Because the WMMP must be consulted upon in accordance with the LGA special consultative procedure, it gives Council an opportunity to gauge resident views on possible future options or changes to the services before tendering.
- Since the adoption of the current WMMP in 2019, there have been notable changes to national waste policy, including:
  - The repeal of the previous government’s waste policies, including requirements to provide diversion services and diversion targets.
  - A new Waste and Resource Efficiency Strategy has been launched.
  - Increases to the waste disposal levy have occurred, with further increases scheduled.
  - The scope of waste levy expenditure has been broadened.
- The Tyrewise Product Stewardship scheme was launched in 2024 and further product stewardship schemes for other materials are expected in the coming years. These impact waste streams that Council has involvement with.

- It is expected that a Container Refund Scheme will eventually be implemented. This will have a significant knock on effect on the kerbside recycling service.
- Since the adoption of the current WMMP, there have been significant developments at the Pines Resource Recovery Park including the development of the ReDiscover Education Centre, ReNourish Community Garden, and the construction and opening of the ReUse Shop.
- The writing of a new WMMP would provide an opportunity for Council to better incorporate Māori values and mātauranga Māori (Māori knowledge).
- Council is required to consult on the WMMP regardless of whether a new WMMP is written or not.

In summary, excellent progress has been made under the existing WMMP:

- diversion of waste has improved
- household waste per capita is trending downwards
- contamination in recycling is trending down to very low levels
- improvements in service offerings to residents have been made by way of developments at Pines RRP and the establishment of remote recycling facilities

However, the preparation of a new WMMP is recommended to reflect the district's growth, align with recent legislative changes, to continue to pursue waste diversion opportunities and to provide a strategic framework for future service planning and investment.

### 3. TĀPAETAKA KŌRERO | PROPOSAL

To continue to operate under the 2019 WMMP until such a time as a new WMMP has been prepared, consulted upon and adopted. Work on the WMMP would commence immediately and it is expected that consultation could take place in early 2026.

### 4. KĀ KŌWHIRIKA/KĀ KUPU TŪTOHU | OPTIONS/RECOMMENDATIONS

Write a new WMMP, consult on and adopt that, and revoke the existing WMMP.

OR,

Retain and publicly consult upon the existing 2019 WMMP unamended.

### 5. ALIGNMENT WITH COUNCIL PLANS, STRATEGY, POLICY AND REGULATORY/COMPLIANCE OBLIGATIONS

#### Waikirikiri Ki Tua/Future Selwyn

The following aspects of [Waikirikiri Ki Tua/Future Selwyn](#) have been identified as relevant to this issue.

| Outcome and/or Direction                    | Relevance                                   |
|---|---|
| Inclusive Communities<br>IC1, IC2, IC5, IC6 | Te Ao Māori and Engagement with Mana Whenua |

|  |  |
|--|--|
| <p>Thriving Ecosystems and Biodiversity<br/>TEB3</p> <p>Living Within Environmental Limits<br/>LWEL1, LWEL2, LWEL3, LWEL4, LWEL 5</p>  | <p>The current WMMP contains no reference to Te Ao Māori, and does not adequately reflect Māori values, perspectives, or aspirations in the context of waste and resource efficiency.</p> <p>Te Ao Māori provides a holistic and interconnected worldview. Concepts such as kaitiakitanga (guardianship), mauri (life force), and taonga (treasured resources) offer frameworks for thinking about how materials are used, valued, and disposed of. These perspectives strongly align with modern circular economy principles and sustainability goals. There is growing recognition across Aotearoa that waste minimisation is not just a technical or logistical challenge, but also a cultural and ethical one and that enduring solutions require the meaningful involvement of Mana Whenua.</p> <p>The development of a new WMMP provides an opportunity to:</p> <ul style="list-style-type: none"> <li>• Embed Te Ao Māori principles into the plan's vision, objectives and actions,</li> <li>• Ensure Māori values and mātauranga Māori (Māori knowledge) inform how waste is understood and managed,</li> <li>• Strengthen partnerships with Mana Whenua and ensure they are actively involved throughout the planning process, not just consulted at key decision points.</li> </ul> |
| <p>Thriving Communities<br/>TC2, TC3, TC6</p> <p>Resilient Communities<br/>ResC3, ResC4</p> <p>Recognised Communities<br/>RecC6</p> <p>Prosperous People<br/>PP2, PP5, PP7</p> <p>Livable, Low-Carbon Towns<br/>LLCT7</p> <p>Living Within Environmental Limits<br/>LWEL1, LWEL2, LWEL3, LWEL4, LWEL5</p> <p>Quality Infrastructure<br/>QI1, QI3, QI5, QI6, QI7</p> <p>A Productive, Low-Carbon and Diverse Economy<br/>PLCDE8</p> | <p><b>ReConnect Project</b></p> <p>The ReConnect Project (including ReDiscover, ReNourish, and the ReUse Shop) reflects a broader commitment to community wellbeing, waste reduction, and circular economy outcomes.</p> <p>These spaces create opportunities for learning, connection, and participation in low-waste living. They also promote the values of reuse, repair, and resourcefulness, especially at a time when communities are seeking cost-saving, sustainable alternatives to traditional consumer habits.</p> <p>The ReConnect project has the potential to expand further through initiatives such as:</p> <ul style="list-style-type: none"> <li>• Maker spaces for repair, upcycling, and skills sharing.</li> <li>• A tool library to reduce unnecessary consumption and support DIY activity.</li> <li>• Additional public events and education programmes to engage all age groups.</li> </ul> <p>A new WMMP provides the opportunity to further embed the ReConnect project within Council's strategic waste planning, recognising its role in delivering on both waste minimisation and broader community outcomes, including:</p> <ul style="list-style-type: none"> <li>• Strengthening social connection and belonging.</li> </ul>                                 |

|   |  |
|---|--|
|   | <ul style="list-style-type: none"> <li>• Enabling behaviour change at a household and community level.</li> <li>• Providing accessible spaces for education and community-led initiatives.</li> <li>• Supporting climate resilience and embedding circularity.</li> </ul>  |
| <p>Living Within Environmental Limits<br/>LWEL1, LWEL2, LWEL4, LWEL5</p> <p>Thriving Ecosystems and Biodiversity<br/>TEB1, TEB4</p> <p>A Rich and Diverse Land<br/>RDL3</p>   | <p><b>Diversion of Organic Waste from Landfill</b><br/>Reducing the amount of organic material going to landfill significantly reduces CO<sub>2</sub>e emissions. Including this as an initiative in an updated WMMP plays a critical role in reducing methane emissions, extending landfill life, and promoting efficient use of resources.</p> <p>The composting facility at the Pines Resource Recovery Park forms a key part of educational programmes provided by ReDiscover, giving schools and community groups a hands-on demonstration of the benefits of diverting organic waste from landfill and the efficient, circular use of resources.</p>   |
| <p>Living Within Environmental Limits<br/>LWEL1, LWEL2, LWEL3, LWEL4, LWEL5</p> <p>Prosperous People<br/>PP1, PP8</p> <p>A Productive, Low-Carbon and Diverse Economy<br/>PLCDE4, PLCDE7, PLCDE9</p> <p>Quality Infrastructure<br/>QI1, QI3, QI4, QI5, QI6, QI7</p> | <p><b>Infrastructure Planning and Procurement</b><br/>Within the next six years, Council will tender new contracts for kerbside collections and transfer station operations. This will impact how waste is managed across Waikirikiri   Selwyn for the coming decades. The WMMP is a strategic document that will inform these contracts and ensure that future service delivery aligns with community expectations, national policy direction, and climate goals.</p> <p>The plan also sets the foundation for future infrastructure development, by identifying current trends, service gap analysis, population growth, and changes to material flows. Writing a new WMMP based on the most recent data will help Council to plan where future investment in infrastructure is required.</p>  |
| <p>Living Within Environmental Limits<br/>LWEL1, LWEL2, LWEL3, LWEL4, LWEL5</p>   | <p><b>Alignment with Local and National Policy and Strategy</b><br/>Since the current WMMP was adopted, the national waste policy landscape has undergone significant change. The repeal of previous waste strategies, the introduction of the Waste and Resource Efficiency Strategy (2024), the expansion of the waste levy, and increased regulatory oversight all signal a new direction in how waste is expected to be managed in Aotearoa.</p> <p>A new WMMP will allow Council to effectively respond to these changes. It ensures that Council's waste activities are aligned with central government expectations and capable of adapting to further potential shifts in policy.</p> <p>It will also more accurately reflect Council's priorities and be able to inform further climate-related planning and emissions reduction commitments.</p> |

## Other Council Plans, strategy policy and regulatory/compliance obligations

The following strategies have been identified as relevant to this issue.

| SDC Strategic context   | How the document relates   |
|---|--|
| <a href="#">Rautaki Tūāhaka Infrastructure Strategy 2024-2054</a> | The Resource Recovery & Waste Activity contributes to Council's Sustainable Development Goals.   |
| <a href="#">Kai Aku Rika Economic Development Strategy</a>        | Alignment with <i>He tautoko i kā tikaka whakahou   Supporting Green Practices</i> .   |
| <a href="#">Piki Amokura (Selwyn Youth Strategy)</a>              | Supports environmentally positive initiatives and opportunities for young people to participate in.  |
| <a href="#">Te Paepae (Aging Well Strategy)</a>                   | Supports connecting with others through shared learning and activity.  |
| Regulatory/Compliance requirements or obligations                 |  |
| Waste Minimisation Act 2008                                       | s42 "A territorial authority must promote effective and efficient waste management and minimisation within its district."                              |
|   | s50 (1) "A territorial authority must review its waste management and minimisation plan...not more than six years after the last review."<br>s50 (3) " |

## 6. HE TAUĀKĪ AROTAKE/WHAI HIRAKA | SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

"The decisions and matters set out in this specific report are subject to legislative requirements to engage or consult".

## 7. KĀ KŌRERO A TE HUKA KUA PĀTAHI KI KĀ WHAKATAU | VIEWS OF THOSE AFFECTED / CONSULTATION

In making a decision Council needs to know enough about and give adequate consideration to the views and preferences of affected and interested parties. The degree to which Council seeks views of affected and interested parties will be proportionate to the significance of the decision or issue being considered.

### (a) Views of those affected and Consultation

Public consultation on the WMMP is required regardless of whether Council resolves to revoke and rewrite the WMMP or resolves to continue with the existing WMMP.

The Medical Officer of Health has been contacted to provide feedback on the Waste Assessment as required by the Waste Minimisation Act. Once received, comments and feedback will be incorporated into the finalised Waste Assessment.

**(b) Māori and Treaty implications**

A modernised WMMP is likely to result in no change to effects on iwi, other than possible improvements to land, water and air through improved management of waste in the district.

The Resource Recovery and Waste Team will invite Te Taumutu Rūnanga involvement in the preparation of the WMMP.

**(c) Resiliency and Sustainability considerations**

All proposed options to meet future demand outlined in the Waste Assessment were assessed against their impact on climate change and emissions. No proposed option in the Action Plan will have a negative impact on climate change.

**8. KĀ HĪRAUKA Ā PŪTEA | FUNDING IMPLICATIONS**

No significant implications. If the recommended option to write a new WMMP is approved, the intention is to write it in-house.

**9. HĪRAUKA Ā-TURE/Ā-KAUPAPA HERE | LEGAL/POLICY IMPLICATIONS HEADING**

Review of the WMMP is a requirement under s50 of the Waste Minimisation Act 2008.



Jess Hawker  
**WASTE AND RESOURCE RECOVERY ADVISOR**



Andrew Boyd  
**WASTE AND RESOURCE RECOVERY MANAGER**

***Endorsed For Agenda***



Tim Mason  
**EXECUTIVE DIRECTOR INFRASTRUCTURE AND PROPERTY**

## COUNCIL REPORT

**TO:** Council  
**FOR:** Council Meeting – 23<sup>rd</sup> July 2025  
**FROM:** Luc le Roux – Surface Waters Environmental Engineer  
**DATE:** 14<sup>th</sup> July 2025  
**SUBJECT:** PUBLIC INITIATED WATER RACE CLOSURES

---

### KĀ KUPU TŪTOHU | RECOMMENDATION

*'That the Council:*

- a) *'Approves the closure of three sections of Water Race, referred to as, 684 Telegraph Road, 987 Telegraph Road, and Highfield Road respectfully, consisting of approximately 11 km in total across the Selwyn District Council Stock Water Race Networks.'*

### 1. KAUPAPA WHAITAKE | PURPOSE

That Council consider this report regarding stock Water Race closure applications for 684 Telegraph Road, 987 Telegraph Road, and Highfield Road respectfully.

### 2. TĀHUHU KŌRERO | HISTORY/BACKGROUND

Council received applications from the respective landowners proposing the closure of sections of stock Water Race within the Council's stock Water Race network through these properties. All closure requests follow the process outlined in [Selwyn District Council policy W107](#) (page 233) including public consultation and notification.

The three sections of race, the subject of this report, were applied for by the public and in mid-2024. The sections of Water Race concerned no longer exist, being unofficially closed in for several years now. This has been considered and determined that there is low value in reestablishing the channels and connections. The recommendation of this report is an exception, Council's Water Race 2008 Bylaw prohibits the unlawful alteration or closure of any Water Race without prior Council Approval.

Once assessed and the minimum requirements met for each application, all were publicly notified prior to being submitted for decision at Council meeting in October 2024. Due to public submissions received regarding the proposed closures a hearing was organised in May 2025.

This report closes out the Water Race closure process with a final decision on the matter.



A table summarising the closures issued for public consultation during September and October 2024 is attached within *Appendix A, Summary of Proposals*, with a map and details for each section of race.

Note: Council allows for the public to request a closure of the Water Race where it is no longer required. All closure requests follow the process outlined in [Selwyn District Council policy W107](#) (page 233) including public consultation and notification.

### 3. TĀPAETAKA KŌRERO | PROPOSAL

#### (a) September/October Proposals

Council received requests to formalise close three sections of stock Water Race which had been unofficially closed several years earlier.

[Table 1](#) below, summarises all the races which were advertised during the public consultation period.

#### (b) Overview of Process

*Table 1 - Overview of Closures*

| Closure Ref. | Scheme  | Road Name          | SOP Page Ref. | Approx. Closure Length (km) | Affected Parties in Agreement | Closure Involves Strategic Race(s) | Closure Involves Ecological Impacts |
|--------------|---------|--------------------|---------------|-----------------------------|-------------------------------|------------------------------------|-------------------------------------|
| 1            | Malvern | 684 Telegraph Road | 4             | 3.02                        | 88%                           | No                                 | No                                  |
| 2            | Malvern | 987 Telegraph Road | 5             | 2.2                         | 100%                          | No                                 | No                                  |
| 4            | Paparua | Highfield Road     | 7             | 5.73                        | 100%                          | No                                 | No                                  |

Each is initially assessed for the following:

- Confirmation that a minimum of 80% of landowners affected had agreed to the closure.
- Review of race sections against the maps of ecological value shown in *Appendix D* of this report.
- Review of race sections against map of strategic races, as shown in *Appendix E* of this report.
- Review of operational impact for each closure with SDC and CORDE Water Race Operational Staff.

Once satisfied, a recommendation is made by the Executive Director of Infrastructure & Property for these races to proceed to the public consultation phase of the closure process.

In accordance with Selwyn District Council policy W107, Public Consultation of the proposed closures occurred during September and October 2024, this included letters being sent to all affected landowners and key stakeholders.

Affected landowners are those located downstream of the proposed closure point, where the same Water Race either flows through their property or along its boundary. Affected properties are identified based on individual property valuation numbers.

In assessing a Water Race closure application, Council considers a range of potential operational impacts across the wider network. These include, but are not limited to:

- **Scheme-wide functionality:** Effects on the operation and maintenance of main supply races, Council-maintained sections, and any dependent downstream infrastructure.
- **Hydraulic connectivity:** Reduced flows or altered distribution in linked races, including knock-on effects caused by existing pipe, culvert, or channel sizing and constraints.
- **Surface flooding risk:** Increased localised flooding potential in areas previously benefiting from controlled race flow or passive drainage relief.
- **Overflow and emergency bypass function:** Disruption to informal or strategic overflow pathways used to manage excess water during high-flow or emergency events.
- **Biodiversity and ecological values:** Loss of aquatic or riparian habitat, including potential impacts on native species or invertebrate communities supported by perennial flow.
- **Amenity and cultural values:** Impacts on areas where the Water Race contributes to recognised community amenity, historical significance, or cultural landscapes (including those of importance to mana whenua).
- **Water access for adjacent properties:** Changes to water availability for other users, including stock water or environmental maintenance flows that rely on the connectivity of the existing race system.
- **Operational efficiency:** Increased cost or complexity of maintaining disconnected or fragmented sections of the network, including vehicle access and plant operation logistics.
- **Emergency response and firefighting:** Reduced availability of open water sources that may assist with rural firefighting operations in specific locations.

These considerations reflect the highly integrated nature of the Water Race network and the importance of maintaining appropriate levels of service, environmental stewardship, and community benefit.

#### 4. KĀ KŌWHIRIKA/KĀ KUPU TŪTOHU | OPTIONS/RECOMMENDATIONS

The two options before Council today are:

1. To approve the recommendation to close the three sections of Water Race being applied for – ***This is the recommended option.***
2. To reject the recommendation and retrospectively instruct landowners to restore the Water Races to their original value - *This is not the recommended option.*
3. To amend the recommendation and retrospectively instruct landowners to restore the Water Races to an alternative option *Table 2 below - This is not the recommended option.*

There are several potential options available to Council in considering a Water Race closure, some presenting alternative options. *Table 2* below outlines the alternative options available, which were assessed before it was determined that closure was the best option for these specific proposals.

**Table 2 - Alternative Options Considered**

| Option                | Details   | Advantage                                | Disadvantage  |
|-----------------------|---|--|---|
| 1. Water Race closure | Race closure with the agreement of >80% affected landowners (rate payers on | Objective is achieved and wishes of rate | Loss of rating income. Ecological values of races not maintained. |

| Option                         | Details  | Advantage   | Disadvantage  |
|--------------------------------|--|---|---|
|                                | the race or directly adjacent to the race), subject to public consultation and reasoned consideration and response to issues raised during consultation. | payers considered. Water can be prioritised to other parts of scheme. | Race cannot be re-opened for future use.  |
| <b>2. Piping of Water Race</b> | Piping can be considered if downstream property owners wish to maintain supply. Piping to be funded by each landowner.                                   | Supply to downstream property owners maintained.                      | Landowners responsible for maintenance of pipes with potential upstream impacts if not maintained. Higher cost to landowners. Ecological values of races not maintained.    |
| <b>3. Race relocation</b>      | Relocation could be considered if downstream property owners wish to maintain supply for stockwater purposes. Costs to be met by landowners.             | Rating income retained. Ecological values may be retained or shifted. | Unlikely to achieve benefits of race closure required by landowners. Potential impacts on adjacent landowners. Cost to landowners.  |
| <b>4. Race retained</b>        | Do nothing, races retained.  | Rating income retained.   | Needs of rate payers requesting closure not met.  |
| <b>5. Onsite alternatives</b>  | On site alternatives e.g. a well, could be considered if landowners wish to retain a stockwater service.   | Stockwater supply retained.   | High cost to property owners for installation and ongoing maintenance. Ecological and other race values not retained. Resource consents required from the Regional Council. |

Options (2) to (5) are alternatives to the closure of an open race if a downstream landowner requires a stockwater supply to continue. Water Race closures will only occur for lengths of Race (excluding whole or major part of scheme closures) if 80% support from affected landowners is obtained.

An important consideration is that Water Races play a key role in reducing flooding during heavy rainfall events, the filling in of sections of a Water Race may increase the risk of overland flooding if suitable surface water channels are not maintained on the affected properties. It is essential that any water, including stormwater runoff, which would have been carried by the Water Race is effectively managed. Even if closed to service, Council recommends retaining open channels wherever possible to provide a pathway for water to escape. Through this process, consideration must be given to overland flow paths and the impact of filling in open Water Races on surrounding and downstream land.

The ecological value of Water Races is a further and important factor to consider. Often there is limited information available to assess the aquatic life present within these waterways as well as the native plants that thrive along these Races. However, this does not mean that there is low or even, no values associated with any Race. Some alternative solutions will not protect nor restore the lost ecological values of a Race (i.e. piping) and habitat recreation may not result in natural ecological return (i.e. relocation and diversion).

**5. KO TE HĀKAITAKA KI KĀ WHAKAMAHERETAKA A TE KAUNIHERA, KI KĀ RAUTAKI, KI KĀ KAUPAPA HERE ME KĀ TUKAKA TŪTOHU | ALIGNMENT WITH COUNCIL PLANS, STRATEGY, POLICY AND REGULATORY/COMPLIANCE OBLIGATIONS**

**Waikirikiri Ki Tua/Future Selwyn**

The following aspects of [Waikirikiri Ki Tua/Future Selwyn](#) have been identified as relevant to this proposal/decision, and inform both the outcomes of the decision as well as the way the proposal develops:

| Outcome and/or Direction  | Relevance  |
|---|--|
|   |  |
| <b>A Rich and Diverse Land</b>  |  |
| Protect highly productive land for land-based primary production  | The Water Race network is an important resource for dryland farmers that are not serviced by irrigation schemes.   |
| Increase the extent, connectivity and accessibility of the green network  | Water Races provide an important connection between natural areas across the plains.   |
| Green our urban environment   | Water Races have some amenity value within the urban environment.  |
| <b>Thriving Ecosystems &amp; Biodiversity</b>   |  |
| Protect and maintain indigenous biodiversity  | Water Races provide some of the last remaining habitat for threatened native species and provide an important link between natural areas across the plains.  |
| Restore habitats and ecosystems   |  |
| Protect and enhance the health and abundance of taoka species and mahika kai  |  |
| <b>Healthy Water</b>  |  |
| Prioritise the health and wellbeing of water  | In some cases, Water Races provide some of the last remaining habitat for threatened native species and flora.   |
| Protect and restore the mana and mauri of water   |  |
| Recognise the inter-connectedness of the blue network   |  |
| <b>Quality Infrastructure</b>   |  |
| QI-1 Strategically plan and coordinate infrastructure<br>QI2 – Strengthen the resilience of infrastructure to shocks and stresses<br>QI3 – Deliver timely and intergenerational infrastructure<br>QI-4 Make efficient use of existing infrastructure<br>QI-5 Maintain and operate infrastructure efficiently and affordably<br>QI-6 Prioritise investments in infrastructure that deliver on multiple outcomes over generations | Water Races provide multiple benefits (stock water supply, firefighting water, ecological values, conveyance of overland flows, etc.) and improve the resilience of some communities within the district |

Other Council Plans, strategy policy and regulatory/compliance obligations

The following strategies have been identified as relevant to this issue:

**WaiOra One Water Strategy**

The WaiOra One Water Strategy expresses a collective desire that, rūnanga and the Council have an agreed strategic framework and roadmap for those involved in water management to upholding the mana and mauri of all water.

The following aspects of the [WaiOra One Water Strategy](#) have been identified as relevant to this issue:

| Outcome and/or Direction   | Relevance   |
|--|---|
| <b>Goal: The health and wellbeing of water is prioritised, and all water systems are protected and enhanced</b>      |   |
| 1) Protect and restore the natural processes of all water and waterways  | Water Races, in many cases, have similar values to natural waterways and should be protected and managed as such.   |
| 3) Recognise the interconnectedness of all waterbodies including between natural, modified and constructed           |   |
| 4) Protect and enhance naturalised habitats and biodiversity within water bodies, races and drains                   |   |
| <b>Goal: Integrated water and land development ensures that enabling infrastructure is resilient and sustainable</b> |   |
| Policy 1 – Develop resilient and sustainable infrastructure solutions which are adaptive to our changing climate     | Water Races provide multiple benefits (stock water supply, firefighting water, ecological values, conveyance of overland flows, etc.) and improve community resilience. |

## 6. HE TAUĀKĪ AROTAKE/WHAI HIRAKA | SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

"The decisions and matters of this specific report are assessed as of low significance in accordance with the Council's Significance and Engagement Policy. However, this report is part of a broader process that is, or may be in future, assessed as of High Significance."

The proposed Water Race closures have in previous reports and applications been considered against the criteria for assessing significance from Section 5 of the Local Government Act 2002 and The Significance and Engagement Policy. Significance of the closures were deemed to be of low due to their relatively small scale. However, the cumulative effect of race closures impacts the network and the district as a whole. Public and stakeholder visibility on Water Races has increased in recent years, with Council experiencing more engagement on matters relating to Water Races.

The overall significance assessment for the specific races proposed for closure in this report has been deemed to be **low**. Further information relating to the significance assessment against the proposed races for closure can be found in *Appendix F*.

## 7. **KĀ KŌRERO A TE HUKA KUA PĀTAHI KI KĀ WHAKATAU | VIEWS OF THOSE AFFECTED / CONSULTATION**

### (a) **Public Notification and Process**

To allow any parties with an interest in Water Race closures to input into the process as required by S 82 (1 (a)) of the LGA, closures are publicly advertised for a minimum of 3 weeks on the Council website and in local media e.g. the Selwyn Times newspaper.

A summary including maps of the proposed Water Race closures are made available to view on the Council's website.

As required under Council's Water Race closure process, 'Agreement to Close Water Race' forms have been received from affected properties. An affected property owner has been deemed to be those with access to a race on or adjacent to the property, regardless of whether the property is rated. All directly affected property owners were notified that the proposed closure has been approved to progress to public consultation. Affected landowners who have not signed the closure approval form were sent a letter and given the opportunity to submit on the proposed closure.

### (b) **September/October 2024 Consultation**

The proposed closures within this report have been publicly advertised in the following ways:

Public advertisement in the Selwyn Times on the 18<sup>th</sup> of September 2024 as well as on Council's website from the 16<sup>th</sup> of September 2024

An email detailing the consultation was also sent directly to Mahaanui Kurataiao (Mahaanui), Te Rūnanga o Ngāi Tahu, Department of Conservation, Fish and Game, Environment Canterbury Regional Council, Heritage New Zealand, and the NZ Fire Service on 17<sup>th</sup> of September 2024.

A summary of proposal, maps, and copy of the public advert detailing the proposed race closures was also posted on Council's website from 16<sup>th</sup> of September 2024 to date.

### (c) **Views of Those Affected**

During the consultation process the following sections received formal objections:

- 684 Telegraph Road
- 987 Telegraph Road
- Highfield Road
- General submissions against Water Race closures

The submissions received refer to an additional public closure proposal currently being processed by Council, noting any other closures references are out of scope of this process.

Council has received nine submissions in total during the public consultation process. All submissions can be found in Appendix G of this report.

684 Telegraph Road (0.5)

One specific submission has been received regarding the 684 Telegraph Road Water Race closure proposal from an affected landowner. The submission is against the closure proposal and cites that further ecological considerations should be considered as the Water Race hosts a variety of wildlife in the area. This submission also discusses Water Race closures in general and has been included in the 'General Submissions' sub-heading below (hence the 0.5 weighting).

987 Telegraph Road (0)

No specific submissions have been received citing this section of proposed race closure.

Highfield Road (0)

No specific submissions have been received citing this section of proposed race closure.

General Submissions (3.5)

Four specific submissions have been received citing general Water Race closures. All against the closure of Water Races. Submissions against the proposals cite reasons such as protection of wildlife, flood carrying capacity of races, firefighting, resilience during natural disasters, amenity values, and cultural values. Two of the objections have come from the local Runanga via Mahaanui Kurataiao Ltd. Some of the submissions overlap and discuss both a specific race but also the closure of Water Races in general.

**(d) May 2025 Hearing and Deliberations**

The May 2025 Hearing consisted of four attendees, three in person and one apology, wishing to speak and a panel of two Councillors, with Council Deliberations following shortly after. All nine submissions received, see *Appendix G*, were included as part of the meeting Agendas. Three submitters spoke on the day generally on the closures of Water Races. All were against the closure of any Water Races for environmental, ecological, and resilience reasons.

The Council Hearing minutes have been included in *Appendix B*. The Council decision at the Deliberations was to close the three sections of Water Races proposed for closure and to reconsider the Water Race closure process as a whole with the wider Council.

**(e) Māori and Treaty implications**

Te Runanga O Ngāi Tahu's Freshwater Policy recognises the importance of providing a stockwater supply to communities. This principal is considered alongside several others which seek to protect the environment and its inhabitants.

It should be noted that the [Mahaanui Iwi Management Plan 2013](#) requires that stock Water Races are managed as waterways as per the Ngā Kaupapa / Policy RH4.2

***RH4.2 - To require that stock Water Races in the catchment are managed as waterways.***  
*This means:*

- (a) Water in stock Water Races is accounted for in catchment assessments of water use;*
- (b) Stock access is prohibited;*
- (c) Appropriately sized buffers and riparian margins; and*
- (d) Native fish values are protected, including fish passage.*

Details of the proposed closure were provided to Ngāi Tahu and Mahaanui. Feedback has been received from Mahaanui on behalf of Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga. These submissions are objecting to all closures out for consultation in September/October. Full details on the basis of the objections can be found in *Appendix G*.

**(f) Resiliency, Sustainability, and Environmental considerations**

The Canterbury Water, Selwyn Waihora Zone Implementation Programme notes that Council is reviewing the operation of the Water Race network, with an increasing emphasis on preserving Races that support biodiversity, cultural, and community values, rather than continued rationalisation.

The Implementation Plan highlights the value of Water Races in supporting reliable supply and enhancing aquatic connectivity from the mountains to the sea, including the creation of wetlands at discharge locations. While it references rationalisation, the Plan also recognises the broader ecological and corridor potential of the network.

*Mahaanui*, the Iwi Management Plan 2013, recognises the importance of the Water Race network for biodiversity and habitat for native freshwater fish. Where appropriate opportunities for salvage of aquatic life and relocation will be provided to DoC and Fish and Game prior to a Water Race closure occurring.

Council engaged ecologists to undertake assessments of sites with medium and high ecological value within the Ellesmere and Malvern Water Race schemes in 2011 and in 2023, and the Paparua Water Race scheme in 2022. A copy of the findings of these assessments are included in Appendix D. Newer surveys across the district have been commissioned in 2025.

DoC have indicated that the level of input from DoC may need to be prioritised based on predicted distribution of threatened species and external contractors may need to be used if DoC staff cannot assist. DoC may however provide guidance to Council and Contractors on the process the suitable sites for relocation. Where DoC staff are not available to undertake salvage of aquatic life and it is deemed necessary, consulting companies exist that are equipped to undertake electrofishing, however this may attract significant cost. The Agreement to Close Water Race form states that the benefiting property owners are liable for their share of the costs associated with the closure.

Three sections of Water Race proposed for closure (684 Telegraph Road, 987 Telegraph Road, and Highfield Road) are noted to be of low ecological value. These three races have largely been closed unofficially, have run dry or the channels completely filled in since at least 2019 based on available satellite imagery. Therefore, there is little ecological values or habitat left in the dried out or 'closed' sections.

The decisions and matters of this report are assessed to have low climate change implications. As mentioned in section five above these races also accommodate flood water and surface water runoff. The effects of climate change over time means that more frequent and intense flood events should be expected. While small in scale, Water Races can still contribute to localised cooling through evaporation and limited heat absorption, particularly in open, exposed rural landscapes. Their influence is modest but consistent, especially when maintained with adequate flow and riparian vegetation.

**8. KĀ HĪRAUKA Ā PŪTEA | FUNDING IMPLICATIONS****(a) Rating Impact**

The total **loss** of rating income from the recommendations for closure is approximately **\$19,291 per annum**, that reflects 0.80% of the total rated income for all schemes combined.



Table 3 below shows the overall impact breakdown of the proposed closures. A further breakdown of the costs can be found in Appendix C.

**Table 3 – Rating Impact of Closures**

| Water Race   | Reduction in length (km) | Reduction in length (%) | Loss of targeted rate income (\$) |
|--------------|--------------------------|-------------------------|-----------------------------------|
| Paparua      | 5.73                     | 0.63                    | 7,114.30                          |
| Malvern      | 5.22                     | 1.78                    | 12,177.25                         |
| Ellesmere    | 0                        | 0                       | 0.00                              |
| <b>Total</b> | <b>10.94 km</b>          | <b>0.80%</b>            | <b>\$19,291.55</b>                |

It should be noted that reductions in Water Race rating income *do not* translate into contractual or operational savings for Council. A significant portion of lateral Races run through or borders private land and are therefore privately maintained. This report specifically relates to public Water Race closures that are all currently privately maintained by the affected landowners applying for the closure(s).

Properties that continue to have access to other Races following closure will continue to pay full Water Race rates. Properties that no longer have access to Water Races will be changed to the Amenity Water Race rate which this financial year is set at \$54.00.

The cumulative impact of closures will continue to be considered as more closure requests are received over time. Rates are reviewed and adjusted at each annual plan and long-term plan rating review.

#### **(b) Cost Savings**

Generally public Water Race closures relate to privately maintained lateral races and therefore are not a specific cost saving to Council.

Reductions in Water Race rates lowers the overall pool of funding Council directly collects for the overall service. It should be noted that the flood carrying capacity of the Water Race networks throughout Selwyn is also a growing expense and is an increasingly crucial function of Water Races. The operational costs discussed in this report do not account for the flooding and ecological functions of the Races.

#### **(c) Closure Costs**

The cost of any rate payer requested closure will be met by the benefiting property owners.

### **9. HĪRAUKA Ā-TURE/Ā-KAUPAPA HERE | LEGAL/POLICY IMPLICATIONS**

The issue of whether to maintain Water Races open or to proceed with closure requests should be guided by the commitments that Council has made in the Waikirikiri Ki Tua/Future Selwyn Strategy and the WaiOra One Water Strategy.

In general, Council should seek to keep Water Races open and to manage them as natural waterways where possible, as described in the WaiOra One Water Strategy. Council also needs to be aware of other legislation that may cover activities or fauna/flora present in the Water Races outside of Council's Bylaws, such as the Wildlife Act and NES Policies. Endangered or protected species present in any race are subject to other rules too and require

Commented [AR1]: @Luc, I think you should add a brief statement about the water race closures process and our legal responsibilities

approval from other agencies regarding proposals to remove and established habitat (closures) or salvage fish present (e.g., Canterbury mudfish or Kakahi/Fresh water mussels).

The specific closures described in this report have proceeded through Council's standard process for Water Race closures ([Selwyn District Council - Water Race Closures Process](#)). This proposal does not present any issues around future compliance with statutory obligations.



Luc le Roux  
**SURFACE WATERS ENVIRONMENTAL ENGINEER**

**Endorsed For Agenda:**



Gareth Morgan  
**HEAD OF OPERATIONAL DELIVERY**

**Endorsed For Agenda:**



Tim Mason  
**EXECUTIVE DIRECTOR INFRASTRUCTURE AND PROPERTY**

## Appendix A

### Summary of Proposal – Water Race Closures September/October 2024 (684 and 987 Telegraph Road and Highfield Road Closures Only)

#### 1. Proposed Closures

Council has received formal requests to close the sections of Water Race listed in Table 1 below.

The closure of these races is considered to be of low impact to the network. The closure of races in Table 1 will not significantly alter the intended level of service provision of the Ellesmere, Malvern and Paparua Water Race schemes.

Subject to public consultation and Council approval, these races will be closed and stock water supply in these races will cease.

Details of each closure, including maps showing the location, can be found on the page referenced in Table 1.

**Table 1 – Proposed Water Race Closures**

| Closure Ref. | Scheme  | Road Name          | Page Ref. | Approx. Closure Length (km) | Affected parties in Agreement | Closure involves strategic race(s) | Closure involves Ecological impacts |
|--------------|---------|--------------------|-----------|-----------------------------|-------------------------------|------------------------------------|-------------------------------------|
| 1            | Malvern | 684 Telegraph Road | 4         | 3.02                        | 88%                           | No                                 | No                                  |
| 2            | Malvern | 987 Telegraph Road | 5         | 2.2                         | 100%                          | No                                 | No                                  |
| 4            | Paparua | Highfield Road     | 7         | 5.73                        | 100%                          | No                                 | No                                  |

#### 2. Impact of Closures

Closure of these races have been assessed for operational impact to each of the Selwyn District Stock Water Race Schemes. It has been determined disturbance and cost impact to operations and maintenance of each scheme will be minor.

#### Consultation Process

##### 2.1 Views of those affected

The Local Government Act (LGA) section 82 requires consultation with persons affected by or have an interest in a decision. These persons must also be provided with a reasonable opportunity to present their views to the Local Authority.

For an individual race closure to be progressed the Council requires that the initiator of the Water Race closure request obtain agreement from at least 80% of affected property owners and provide Council with an 'Agreement to Close Water Race' form signed by affected property owners.

Where a proposed closure has 80% support from affected landowners, the closure is generally considered to be of low impact, therefore the 'inform/consult' end of Council's engagement spectrum, as outlined in the LTP, is considered appropriate. An affected

property owner has been deemed to be those with access to a race on or adjacent to the property, regardless of whether the property is rated.

Where a proposed Water Race closure has attracted 100% support and no further objections are received, the closure will progress once approved by Council.

It should be noted that the [Mahaanui Iwi Management Plan 2013](#) requires that stock Water Races are managed as waterways as per the Ngā Kaupapa / Policy RH4.2

**RH4.2** - *To require that stock Water Races in the catchment are managed as waterways.*  
*This means:*

- (a) Water in stock Water Races is accounted for in catchment assessments of water use;*
- (b) Stock access is prohibited;*
- (c) Appropriately sized buffers and riparian margins; and*
- (d) Native fish values are protected, including fish passage.*

## **2.2 Interested Parties Consultation**

To allow any parties with an interest in Water Race closures to input into the process, as required by section 82 (1 (a)) of the LGA, all race closures will require:

- Public advertisement for a minimum of 3 weeks, in Council Call and on the Council website. Maps of proposed Water Race closures will be available to view at Council or on the website.
- A letter to be sent to all directly affected property owners to notify them that the proposed closure has been approved to progress to public consultation.
- Specific partners/stakeholders, identified as Ngāi Tahu, Department of Conservation, Fish and Game, Fire and Emergency New Zealand, Environment Canterbury, Heritage New Zealand (specifically where structures e.g. headworks are involved) will be directly provided with a copy of the above advertisement.

If interested parties wish to present their views there will be an opportunity to present at Council. Should objections to an advertised closure be received, a hearing panel will consider the objection and its relevance to stock water supply as part of their decision making.

A formal public hearing will only occur if persons wish to be heard. Any objections to race closures on grounds other than stock water supply will be considered during public hearing (if applicable) and the hearing decision confirmed by Council. Consideration will need to be given to whether objectors are stock water rate payers and directly or indirectly affected. Should a race be retained for reasons other than stock water supply a different rating mechanism may be required.

## **3.3 Ecological Considerations**

The races proposed for closure will be assessed for their ecological value.

The Canterbury Water, Selwyn Waihora Zone Implementation Programme acknowledges that Council are reviewing the operation of the stock Water Race network and seeking opportunities for rationalisation while managing some races for biodiversity and community

values. By rationalising ends of the network this will help to have a more reliable network overall for the areas that remain and create areas that can sustain higher value.

The Ecological Assessment undertaken in the Ellesmere, Malvern, and Paparua schemes by ecologists in 2011 and 2022 identified that a number of Water Races have high ecological value with kākahi (freshwater mussels) among other native aquatic invertebrate species being present in the races. In response to the recommendations of these surveys and reports, the following actions are being taken:

- The Department of Conservation are provided an opportunity, via the key stakeholder consultation process, to assess all races proposed for closure to assess ecological value and undertake salvage of aquatic life if deemed beneficial.
- The Council is considering options to retain and fund nominated races of high ecological value for environmental purposes or strategic importance.
- A programme of fish screen installations have been funded for all active intakes, which all now have functioning fish screens.

If a race has been dry for a period of time, low levels of aquatic life are expected to be present and limited to isolated pools where they exist.

Where a salvage of aquatic life is deemed necessary, consulting companies exist that are equipped to undertake electrofishing and salvage. However, this may attract significant cost. The Agreement to Close Water Race form states that the benefiting property owners are liable for their share of the costs associated with the closure.

#### **4 Further Information**

For further information on the proposed closures, or to make a submission, please contact Council on 03 347 2800 or via [SurfaceWaters@selwyn.govt.nz](mailto:SurfaceWaters@selwyn.govt.nz).

Any persons wishing to present their views on this matter should notify Council by **5pm on the 7th of October 2024**.

## Appendix A – Closure Maps and Details

**Closure Reference:** #1 - 684 Telegraph Road  
**Map and Location:**

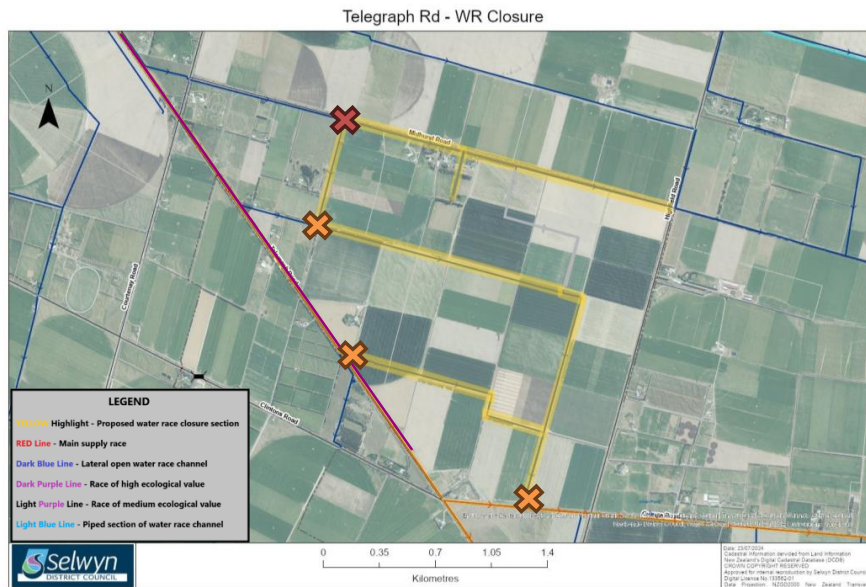


Figure 1: Proposed '684 Telegraph Road' Closure sections and plan. Orange X indicates the location of a new soakpit proposed. The green X's indicates positions of existing soakpits/termination pints or where a culvert has been sealed off from the main race.

**Scheme:** Malvern

**Length of Proposed Closure:** 3.02 km

**Application Received From:** Pinevale Dairies Ltd

**Number of Affected Properties:** 8

**Number of Properties agreed to Closures:** 7 – 88 %

**Percentage Loss of Rating Income per Scheme:** 0.63 %

**Reason for Closure:** Water Races no longer needed by landowners. The lower sections of the race have not existed for over 10 years.

**Details of Closure:** Sections of the races have previously been shortened to its current termination points. One soakpit is proposed to terminate the remaining race between 171 and 215 Midhurst Road. Existing access for upstream Water Race users will remain in place.

**Closure Reference: #2 - 987 Telegraph Road**

**Map and Location:**

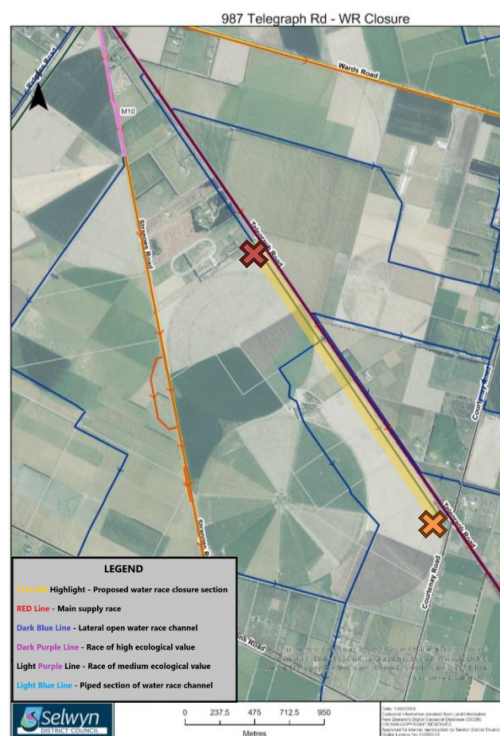


Figure 2: Proposed '987 Telegraph Road' Closure sections and plan. The orange X indicates the location of a new soakpit proposed. The green X indicates the position of an existing soakpit/race termination point.

**Scheme: Malvern**

**Length of Proposed Closure: 2.2 km**

**Application Received From: Rimanui Farms Ltd**

**Number of Affected Properties: 1**

**Number of Properties agreed to Closures: 1 – 100 %**

**Percentage Loss of Rating Income per Scheme: 0 %**

**Reason for Closure:** Water Race no longer needed by the landowner.

**Details of Closure:** This is a minor lateral race. The landowner wishes to shift the termination point soakpit further upstream within the same property. Existing access for upstream Water Race users will remain in place.

**Closure Reference: #4 - Highfield Road**

**Map and Location:**

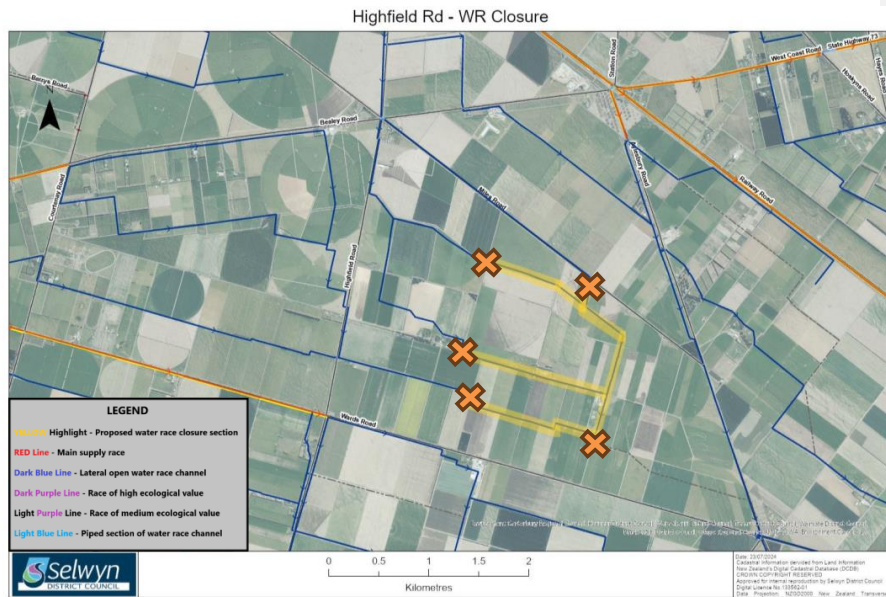


Figure 3: Proposed 'Highfield Road' Closure sections and plan. The green X's indicate positions of existing soakpits/race termination points.

**Scheme:** Paparua

**Length of Proposed Closure:** 5.73 km

**Application Received From:** Wydeacres Wagyu Ltd

**Number of Affected Properties:** 2

**Number of Properties agreed to Closures:** 2 – 100 %

**Percentage Loss of Rating Income per Scheme:** 1.78 %

**Reason for Closure:** Water Races no longer needed by landowners. Alternative sources of stock water available.

**Details of Closure:** These are minor lateral races with 100% affected landowner support. These races have not flowed for many years. No specific closure actions are proposed as the races appear to be closed physically already.



## **Appendix B– May 2025 Water Race Closure Hearing Minutes**

### **MINUTES OF THE WATER RACE CLOSURE HEARINGS OF THE SELWYN DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS ON TUESDAY 27 MAY 2025 COMMENCING AT 4.00PM**

#### **PRESENT**

Councillors L L Gliddon and S G McInnes, J Golden, Water Services Asset Manager, E McLaren, Water Asset and Management Workstream Lead, L Le Roux, Surface Water Environmental Engineer and D Prendergast, Assistant to Executive Director Infrastructure and Property

**The meeting was livestreamed.**

#### **APOLOGIES**

None

#### **OPENING COMMENTS**

Cr McInnes welcomed attendees and introduced the panel.

The hearings opened with a Karakia.

Luc Le Roux, introduced himself and the public Water Race closure process. Started the process relating to this hearing last year as part of Council's Public Water Race closure process. Public notification was done in September/October of 2024 with the initial council meeting occurring October 2024. Submissions from the public were received during the consultation phase and therefore Council decision was to have a hearing to discuss the submissions. Extra context was provided for the specific closures being discussed at this hearing: some of the races we are discussing are physically closed already, but there is still great value in the conversation we are having today. Mentioning this for full transparency.

#### **RECEIPT OF SPEAKING SUBMISSIONERS**

The following submitters spoke to their submissions in person at the Hearings. Main points noted are captured below (the full hearing is available on council's YouTube channel).

##### **Submission No: 1 – Te Ngai Tūāhuriri Runanga**

- Apology

##### **Submission No: 2 - Thalia Jenkins**

##### Opening Acknowledgement (Pepeha & Mihi)

- Thalia Jenkins introduces herself as:
  - A proud Kai Tahu wahine, acting as kaitiaki for the Waikirikiri region.
  - A 6th generation sheep and arable cropping farmer.

- A concerned resident of the Selwyn District.
- States a deep belief in protecting the Water Races, describing them as “the veins of the Plains” for future generations.

#### Concerns Regarding the Proposal – Summary Points

- Refers to the Summary of Proposal – Water Race Closures (Sept 2024):
  - All 3 closures had ‘no ecological impact’ ticked.
  - Challenges this claim using the Oxford definition of ‘ecological’ and questions:
    - Who determined the ecological impact?
    - What species and systems were assessed?
    - The age and relevance of data (most recent studies read were from 2011 and 2022).
- Main points:
  - Lack of accurate geographical data on the network.
  - Disconnection between council decision-making and community/ecosystem realities.
  - Closure reasoning is driven by “a few land-owning individuals” rather than the community.
  - Notes this as disrespectful to the value of Water Races.

#### Specific Concerns About the Current Hearing

- Closures under discussion: Telegraph & Highfield Roads (total: 11 km).
- Questions:
  - Environmental consequences of closure approval.
  - Lack of wider ecological consideration in documentation.

#### Cultural & Environmental Importance of Water Races

- Water Races are not perceived as man-made by the community:
  - Viewed as part of the environment, landscape, and ecosystem.
  - Their loss would be a deep personal and communal grief.
- Urges council to uphold values of:
  - Selwyn’s environment.
  - Collective stewardship (not just human-centric).

#### Ecosystem Services Provided by Water Races

- Over 130 years of continuous flow in Canterbury Plains.
- Now serve as:
  - Living ecosystems.

- Habitat for fish, macroinvertebrates, native watercress.
- Food source for herons, kingfishers, birds, insects, mammals.
- Warns:
  - Loss of Water Races will remove the only water source for many species.
  - No clear alternatives for impacted ecosystems.

#### Climate Change & Flood Mitigation

- Notes increase in extreme weather events.
- Recounts:
  - Two major flooding events in Selwyn in the past 3 years alone.
- Highlights Water Races as:
  - A flood mitigation tool.
  - Protection for residential dwellings and 250 ha of farmland.
  - Vital infrastructure against natural events.

#### Personal Observations & Closing Appeal

- Invites councillors to:
  - Spend 30 minutes beside a Water Race to witness the life it sustains.
- Expresses hope that others will see Water Races as:
  - A life source, a vital resource, a taonga.

#### Closing Karakia (Whakataukī)

“Toitū te marae o Tāne, toitū te marae o Takaroa, toitū te iwi –  
When land and water are sustained the people will prosper”

#### Closing Statement

- Thanked the Council for the opportunity to speak.

#### Q&A Between Councillors and Submitter – Thalia Jenkins

Cr. McInnes thanked the submitter for her presentation and contribution to the hearing.

Cr. Gliddon raised a question regarding the financial impact of Water Races and the constraints posed by Farm Environmental Plans (FEPs), specifically: In the current economic climate, where landowners may be paying up to \$15,000 for Water Races and FEPs don't allow them to use the water – where do we find a middle ground for those wanting to retain Water Races?

Thalia Jenkins responded: As a farmer, I believe landowners are aware of and accept that they need to pay their rates. The Water Races have always been part of the landscape. I think it's a small price to pay for the damage that farmers have done to the Canterbury Plains already. For a dairy farmer, \$15,000 per year is a drop in the bucket.

Cr. Gliddon asked a follow-up question: If we are mechanically cleaning Water Races twice a year, and the removed material is dumped on the banks – do you think we should continue this method? Are there alternatives?

Thalia Jenkins replied: Only a small number of Water Races are actually cleaned this way. There are always better tools and methods available. We should be looking at how to do this with a smaller environmental footprint. There's definitely a better way to do it for the environment.

**Submission No: 3 - Melisa Rusbatch**

Introduction & Position:

- Strong opposition to the proposed closure of Water Races and any future closures.
- Stated the issue impacts individuals, communities, the environment, and public safety.
- Recalled a car shed fire on her Southland family farm—proximity to a reliable water source helped contain the fire and assist fire services.
- This memory informs her strong support for retaining Water Races.

Functional & Safety Roles of Water Races

Firefighting:

- Water Races serve as critical infrastructure in rural firefighting, especially with increasing fire risk during dry summers.
- Many fires have occurred near railway tracks and rural areas in recent years—races offer a vital, accessible water source.
- Closure would remove a key firefighting tool and leave rural communities more vulnerable.

Flood Prevention:

- Water Races manage stormwater during heavy rain events, mitigating flood damage.
- Cited recent downpours that saturated land, demonstrating the importance of active water flow management.
- Closure could lead to more frequent and severe flooding.

Drainage Infrastructure History:

- Noted the historical role of the Drainage Board (pre-1980s) in maintaining Water Races for flood control, irrigation, and drainage.
- Since its disbandment, management has become inconsistent, contributing to maintenance challenges.
- Further reductions in oversight or closures would worsen existing issues.

Environmental & Community Significance (Wildlife Habitat & Biodiversity):

- Water Races support a range of flora and fauna, including native fish, birds, insects, and aquatic species.
- Vegetation along banks prevents erosion, filters water and provides habitat and food sources.
- Birds nest and forage, insects thrive, and aquatic life depends on these stable, clean environments.

Local Foraging & Food Culture:

- Community members regularly harvest watercress—a culturally and nutritionally significant wild food.
- Watercress links residents to sustainable, land-based food traditions.
- Pollution or mismanagement of closed systems would endanger this practice.

Cultural Importance:

- Recognised the significance of water bodies to tangata whenua.
- Water Races hold ancestral, spiritual, and guardianship value—not just functional infrastructure.
- Closures would further erode the cultural landscape of the district.

Health & Wellbeing Benefits (Mental Clarity & Recreation):

- Emphasised the emotional and psychological benefits of walking alongside flowing water.
- Cited calming effects of running water and its contribution to personal reflection, peace, and joy.
- Access to such spaces is important for rural wellbeing.

Agricultural Value (Irrigation and Livestock):

- Water Races are critical to many local landowners for crop irrigation.
- Their closure would impact the productivity and viability of local farms.
- Many farmers rely on races as a primary freshwater source for animals (cattle, sheep, horses, deer, etc.).
- Closure would require costly alternatives or risk the wellbeing of livestock.

Final Message & Recommendations

- Water Races are not just irrigation channels; they are multi-functional infrastructure as discussed in the points raised. Closing Water Races without robust alternatives will increase community risk.
- Urged Council to holistically assess impacts before proceeding with closures.

- Requested collaborative solutions to ensure ongoing protection, maintenance, and respect for Water Races.
- Acknowledged the Council's time and invited questions.

Q&A Between Councillors and Submitter – Melisa Rusbatch

Cr. Gliddon thanked the submitter and asked whether she agreed with the closure process in cases where 100% agreement was reached among landowners.

Melisa responded that Water Races are part of the environment and should not be considered solely based on landowner consent. Wider community and environmental considerations must be included.

Cr. Gliddon asked whether the community should contribute more financially toward the management of Water Races.

Melisa agreed, stating that it is worth the cost and noted the need to return to basic community principles. She suggested exploring how ratepayers might be more engaged in maintaining Water Races to reduce the financial burden.

Cr. McInnes asked if Melisa was an affected landowner in the specific closures under discussion.

Melisa clarified she is not directly affected but has farming experience and is passionate about water quality and environmental outcomes.

Cr. McInnes commented on the irony that Water Races are considered vital to the rural economy, yet it is farmers themselves now initiating requests for closure. He asked for her perspective on this paradox.

Melisa acknowledged the financial pressures of modern farming as a likely driver behind closure requests, rather than long-term environmental or historical perspectives. She noted the situation was overwhelming and questioned how farmers would feel in 10 years if the races were gone. She emphasised the need to find a middle ground.

Cr. McInnes raised the historical role of drainage boards and queried the community appetite for a modern equivalent.

Melisa expressed support for this idea, noting that it would be beneficial for landowners to have a focused entity tasked with managing Water Races and championing their broader values.

**Submission No: 4 - Sarah Walters**

- Personal connection to Water Races began in early childhood, with memories of playing and maintaining them during dog walks.
- Expressed disappointment that the value of Water Races is not more widely recognised, attributing this to lack of leadership and engagement from responsible organisations.
- Water Races, while human-made, have become naturalised environments across the Canterbury Plains and are now essential habitats for flora and fauna.

- Emphasised the ecological importance of Water Races, particularly for bees and other pollinators, which rely on access to imperfect, nutrient-rich water sources.
- Referenced research on honeybee behaviour showing that bees locate and prefer "dirty" or biologically rich water due to their sensory cues and nutritional needs.
- Cited personal experience with beekeeping and described how bees consumed large quantities of water from a supplied source during high temperatures.
- Questioned the legitimacy of the "no ecological impact" claim associated with proposed Water Race closures.
- Noted that bees use a variety of water sources including puddles, irrigation systems, compost, concrete, and other organic materials that might appear unclean but are rich in beneficial compounds.
- Pointed out that bees cannot visually detect water easily and instead use scent, relying on cues from elements like algae, moss, and chlorine.
- Highlighted that Water Races are not only ecologically important, but also structurally preferable for bees due to their edges, warmth, and accessibility.
- Asserted that the removal of Water Races would affect biodiversity and food systems, particularly pollination and related ecological services.
- Discussed resilience in the context of natural disasters, particularly the Alpine Fault scenario, where water access from deep aquifers may be unavailable without power.
- Recalled the use of a local Water Race following the 2010 earthquake for its intended emergency purpose.
- Emphasised Water Races' function in fire response and drainage, including use by neighbours for firefighting water access.
- Raised concerns about the cost of maintaining Water Races, which are subject to consent conditions, fish screens, and regulatory burdens, driving up operational expense.
- Stated that the cost structure is inequitable; rural users pay significantly more (\$465 annually in her case) than urban residents for similar benefits.
- Criticised the user-pays approach as flawed, noting that true "users" also include wildlife, pollinators, and the broader environment.
- Argued that while farmers may no longer need Water Races due to modern infrastructure, the ecological cost of removal remains significant and overlooked.
- Called for alternative solutions for recognising and managing the Water Races, rather than closure, and suggested that their value should be upheld similar to that of rivers.
- Concluded that Water Races are a shared resource that support community resilience, biodiversity, mental wellbeing, and emergency preparedness, and should therefore be retained and maintained.

Q&A Between Councillors and Submitter – Sarah Walters

Cr. Gliddon restated the submitter's earlier question: "Who are the users?" She noted this is central to the current user-pays model and acknowledged it is a complex issue. The amenity rate is expected to rise (currently around \$50, potentially over \$100 in five years),

while Council is also taking on debt to upgrade intakes. Asked for ideas on how to manage this cost burden, achieve more efficient water use, and identify middle ground.

Sarah Walters responded that a significant portion of costs stem from compliance requirements, such as fish screens. She recommended changing the status of Water Races to reflect their true value as established environmental infrastructure, not just irrigation assets. Recognising their amenity value may help justify broader funding approaches. The function of Water Races has changed over time; this should be reflected in policy. She also acknowledged that farmers are willing to pay, but the issue is how much and how fairly. Many of the values Water Races provide—like pollinator habitat—are shared across the whole community.

Cr. Gliddon noted the irony that farmers are expected to maintain and consent these races even though they may not be the primary users (e.g., for irrigated dairy farming). She asked whether a broader rating approach might work—spreading costs district-wide—and whether landowners would allow access if that occurred.

Sarah suggested community groups could adopt responsibility for sections of Water Races as a possible model. She also noted that current practices, such as spraying entire banks dead as a maintenance method, are inappropriate and should be re-evaluated.

Cr. McInnes raised the point that multiple submitters had mentioned the Council's Water Race mapping is outdated and asked whether Water Races that are already dry are still worth preserving.

Sarah explained that even intermittent or dry channels have value. They still function for drainage, especially during flood events. She cited a neighbour's garage flooding as an example of why it's important to retain open channels, even if flow is irregular. She acknowledged that the stop/start nature of flow creates challenges such as debris buildup and blockages but reiterated her hope that a better approach could be found than simply closing races.

Cr. McInnes also referenced Council's recent work on land drainage maintenance and asked about crossover with ecological considerations.

Sarah agreed that Water Race maintenance and ecological value are connected, and that a better-integrated system could help.

#### **CLOSING STATEMENT FROM CHAIR**

Hearings end.

Councillor McInnes thanked the submitters.

Deliberations will be held on Thursday the 29<sup>th</sup> of May and will be livestreamed; all are welcome to attend or listen in. The outcome of the deliberations will be communicated to the submitters and will be published. A report will be prepared and presented at a Council meeting for approval.

The hearings closed with karakia at 4.58 pm.



## Appendix C

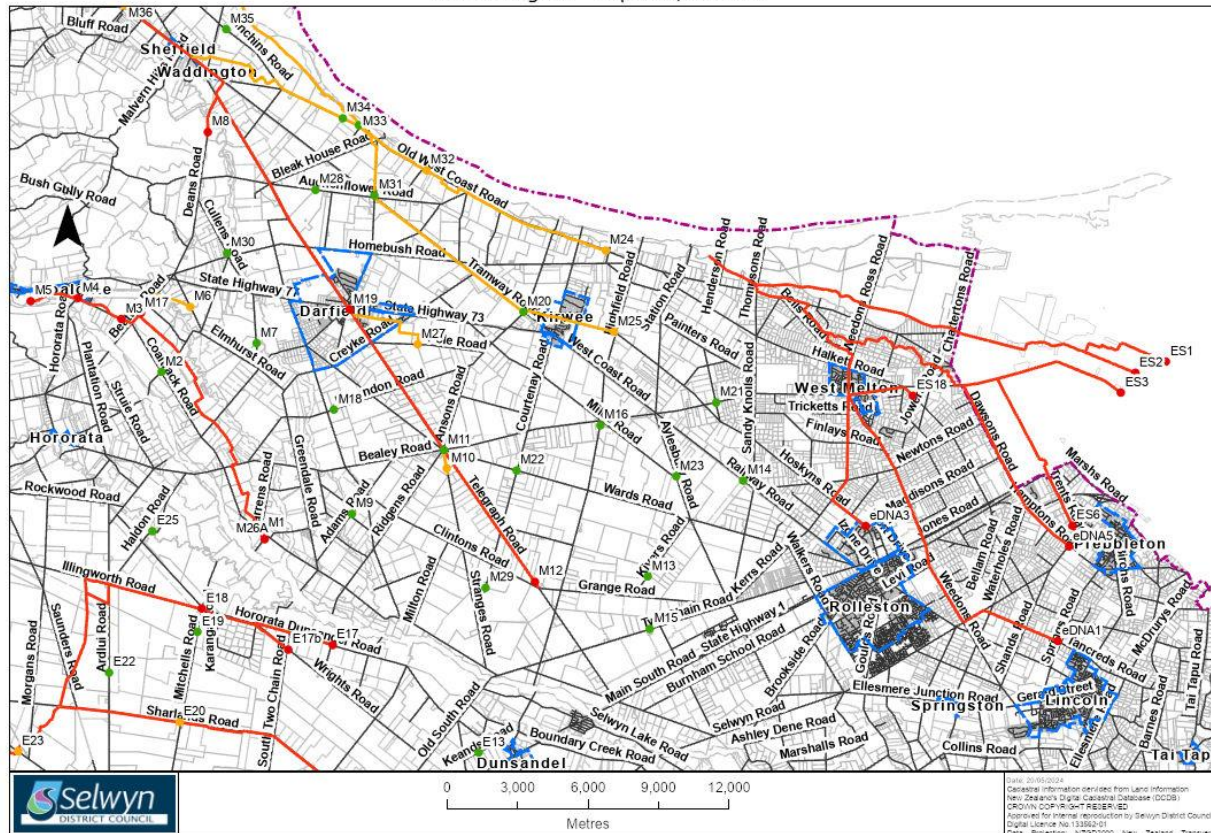
| Closure Ref. | Scheme  | Closure Name       | Total Affected parties | Affected Parties FOR closure | Affected Parties AGAINST closure | Affected parties in Agreement | Approx . Closure Length (km) | Loss per Scheme Length (%) | Loss of Rateable Income (\$) | Loss per Scheme Rateable Income (%) | Closure involves strategic race | Closure involves Ecological impacts | Specific Submissions Received? |
|--------------|---------|--------------------|------------------------|------------------------------|----------------------------------|-------------------------------|------------------------------|----------------------------|------------------------------|-------------------------------------|---------------------------------|-------------------------------------|--------------------------------|
| 1            | Malvern | 684 Telegraph Road | 8                      | 7                            | 1                                | 88%                           | 3.02                         | 0.35%                      | 7,114.30                     | 0.63%                               | No                              | No                                  | Yes (1) - against              |
| 2            | Malvern | 987 Telegraph Road | 1                      | 1                            | -                                | 100%                          | 2.2                          | 0.26%                      | 0                            | 0%                                  | No                              | No                                  | No                             |
| 3            | Paparua | Highfield Road     | 2                      | 2                            | -                                | 100%                          | 5.73                         | 1.39%                      | 12,177.25                    | 1.78%                               | No                              | No                                  | No                             |

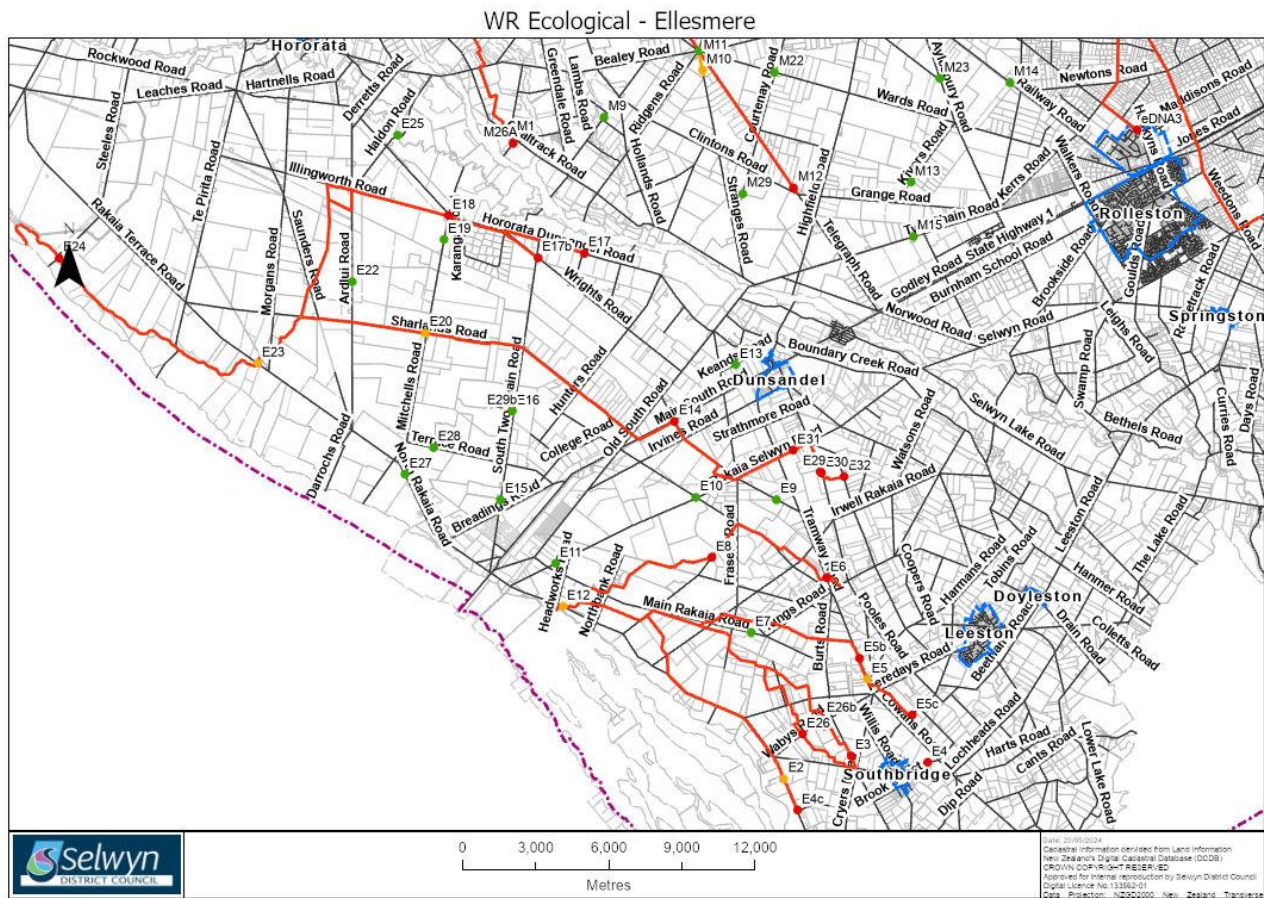
SDC Surface Waters staff recommend the following for each closure, following assessment of the information summarised in the above table *after* public consultation has been undertaken:

1. **684 Telegraph Road** – Recommend application is approved for closure, consistent with the decision at Council deliberations following the public hearing in May 2025. All but one of the sections of the Water Race proposed for closure have already been unofficially filled in or closed by landowners in the past and no longer flow as indicated on Council's maps.
2. **987 Telegraph Road** – Recommend application is approved for closure, consistent with the decision at Council deliberations following the public hearing in May 2025. The section of the Water Race proposed for closure has already been unofficially filled in or closed by landowners in the past and no longer flow as indicated on Council's maps.
3. **Highfield Road** - Recommend application is approved for closure, consistent with the decision at Council deliberations following the public hearing in May 2025. All sections of the Water Race proposed for closure have already been unofficially filled in or closed by landowners in the past and no longer flow as indicated on Council's maps.

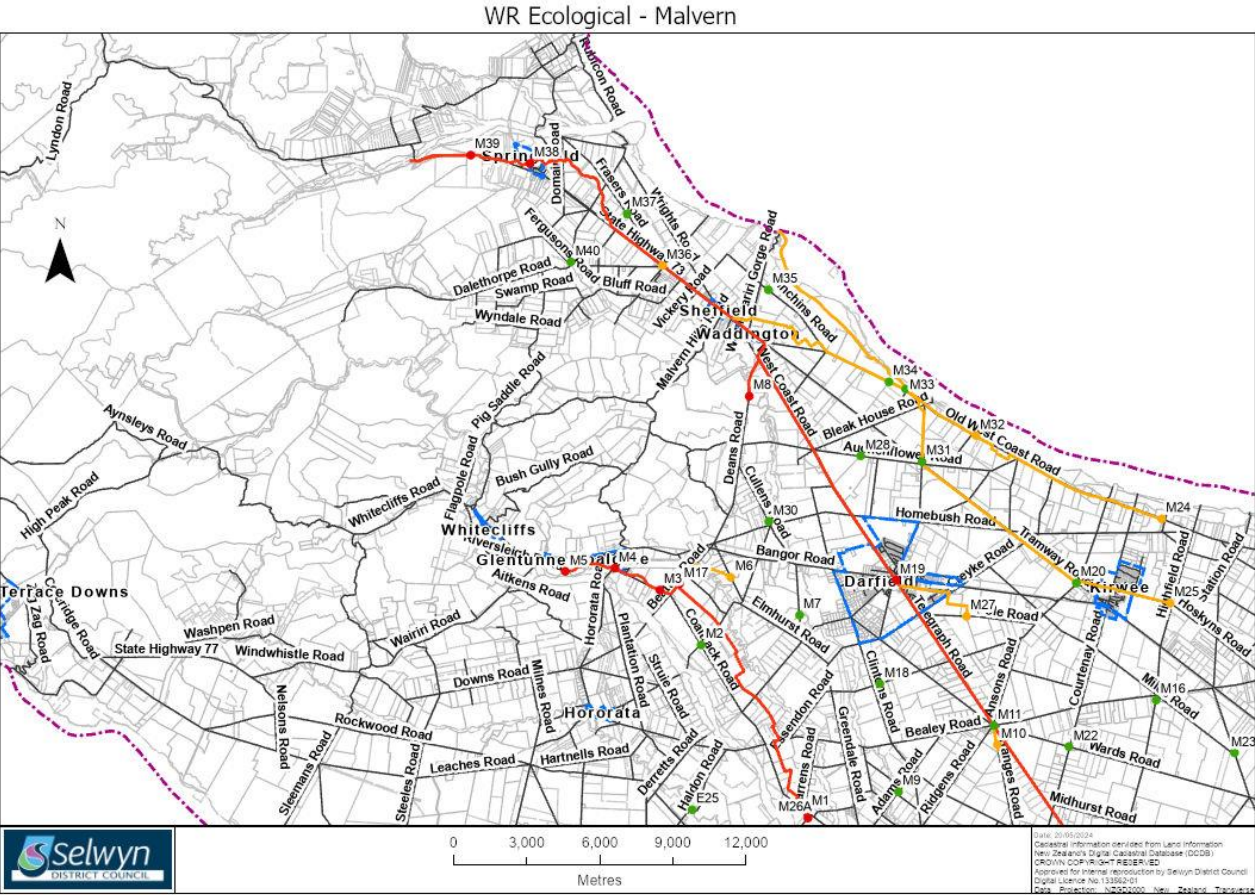
**Appendix D – SDC MapViewer Water Race layer with mapped ecological sites overlaid (08/10/2024).**

WR Ecological - Paparua/Malvern

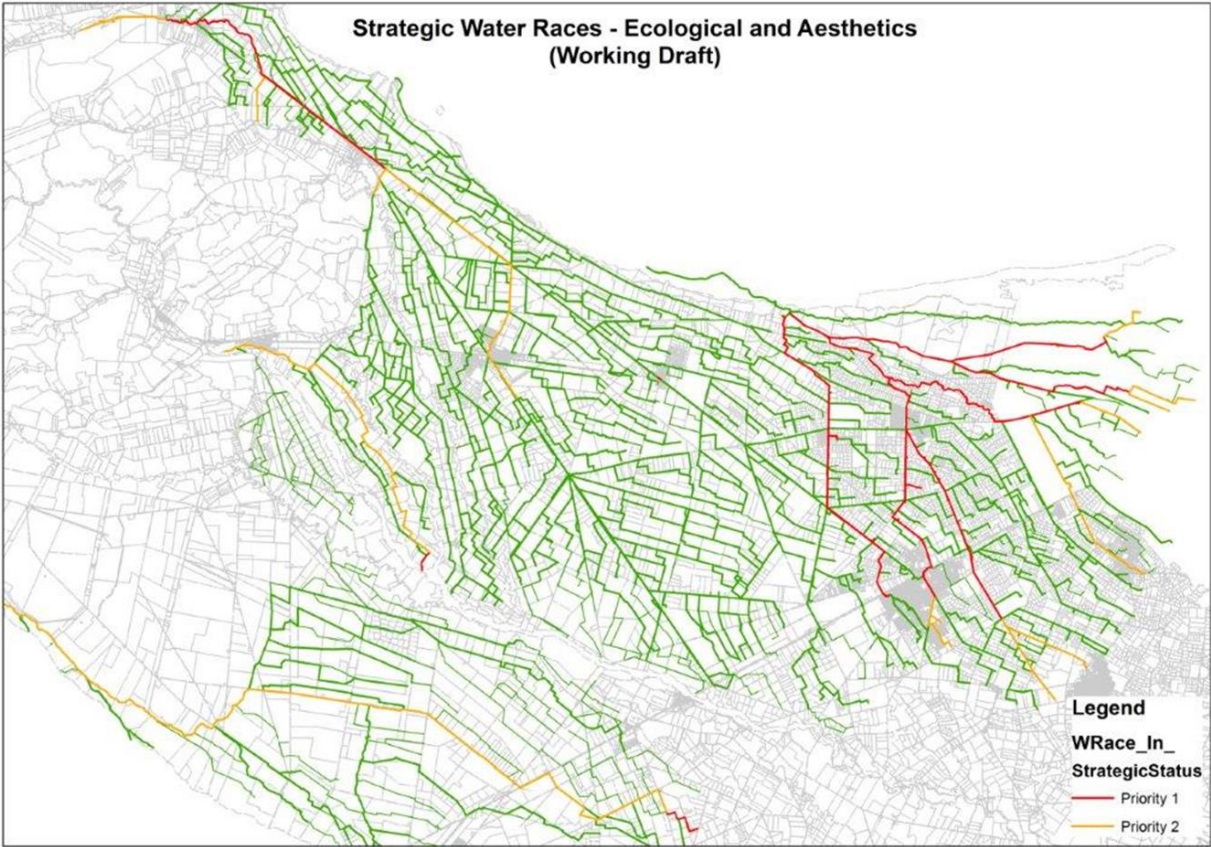








Appendix E - Strategic Water Races - Ecological and Aesthetics



## Appendix F – Significance and Engagement Policy Assessment

Significance is interpreted in Section 5 of the Local Government Act 2002. The Council's Significance and Engagement Policy further outlines the meaning of 'significance' by stating that:

Significance should be assessed in terms of consequences for:

- The district or region
- Any persons who are likely to be particularly affected by or interested in the proposal, decision or matter
- The capacity of the local authority to perform its role, and the financial and other costs of doing so.

The Significance and Engagement Policy also sets out criteria for assessing significance which are applied in Section 1.1 below.

The 2024/34 LTP identifies the Water Race Network as a strategic asset. Strategic assets are assets or groups of assets that the local authority needs to retain to maintain its capacity to achieve or promote any outcome that is important to the current or future wellbeing of a community. Explicit provision has been made in the 2021/31 LTP for Water Race closures<sup>1</sup> initiated by rate payers.

The LTP states that the level of significance of a decision will determine the process used by the decision maker considering Council's commitment to constructive community engagement. An assessment of significance has been included below for the Council's discussion and recommendation.

### 1.1 Level of Community Interest

The community outcomes are considered relevant to proposed Water Race closures and provided in Table 1.

**Table 1 - Community Outcomes**

| Community Outcome  | Level of Support  |
|--|---|
| A living environment where the rural identity of Selwyn is maintained  | Water Races are a defining feature of Selwyn's rural heritage and contribute to its unique landscape and identity. Maintaining and enhancing these Water Races supports community connections to place and reinforces the rural character valued by residents.                    |
| Selwyn has a strong economy which fits within and complements the environmental, social and cultural environment of the District | Water Races provide vital services to rural communities, including stock water supply, biodiversity corridors, and local amenity. Supporting their continued use and sustainable management complements primary production and contributes to a resilient, diverse rural economy. |

<sup>1</sup> LGA 2002 S97(2)a

Water Race closures are generally driven by the Community, farmers, and new development. The specific Water Races proposed for closure are no longer required by affected landowners and have been unofficially closed several years ago. These specific races no longer provide benefit to the applying landowners and the values they once held have been lost and cannot be restored without significant intervention going forward.

Consultation to the wider community has occurred along with notification of key stakeholders, including Mahaanui Kurataiao (Mahaanui) and Te Rūnanga o Ngāi Tahu, Department of Conservation, Fish and Game, Environment Canterbury Regional Council and the NZ Fire Service. Affected persons are directly consulted on all Water Race closures. These include rated and non-rated properties that have access to a Water Race on or adjacent to their property. Where a closure proposal has received full support (100%) from directly affected landowners, this is noted as a positive indicator of local alignment. However, overall significance is also assessed in the context of wider network effects, environmental values, and long-term strategic considerations.

Following approval by the Group Manager Infrastructure, public advertisement of the proposed closures has occurred during September to October 2024 and posted in the SDC website URL: <https://www.selwyn.govt.nz/services/water/water-race/water-race-closure-requests>

## 1.2 Ngāi Tahu

The impacts on Water Race closures have been assessed against the Iwi Management Plan and Te Rūnanga O Ngāi Tahu's Freshwater Policy. These assessments are included in Section 6.3 of the attached report.

## 1.3 Rating & Financial Impacts

While individual closures may appear to have minimal short-term financial or statutory impact, cumulative race reductions can contribute to increased operational inefficiencies, affect cost distribution across remaining users, and reduce the long-term viability of the network. These factors should be considered alongside any immediate alignment with existing policy or legislative requirements.

The proposed Water Race closures are considered as irreversible where it crosses private property. Council do not hold easements for most Water Races. A sufficient amount of legal and economic controls will be needed for reinstatement of Water Race channels on private property, which have cost and political implications. However, stock water supply can be provided from other sources.

While alternative sources for stock water supply are generally available, water as a resource is becoming increasingly scarce and valuable. The long-term implications of Water Race closures should therefore be considered not only in terms of supply redundancy for farming, but also in the context of environmental, cultural, and climate resilience.

The proposed Water Race closure applications have been summarised in the table below:

| Closure Ref. (SOP) | Scheme  | Road Name          | SOP Page Ref. | Approx. Closure Length (km) | Affected Parties in Agreement | Closure Involves Strategic Race(s) | Closure Involves Ecological Impacts |
|--------------------|---------|--------------------|---------------|-----------------------------|-------------------------------|------------------------------------|-------------------------------------|
| 1                  | Malvern | 684 Telegraph Road | 4             | 3.02                        | 88%                           | No                                 | No                                  |
| 2                  | Malvern | 987 Telegraph Road | 5             | 2.2                         | 100%                          | No                                 | No                                  |
| 4                  | Paparua | Highfield Road     | 7             | 5.73                        | 100%                          | No                                 | No                                  |

While there has been a high level of community interest in the Water Race network overall — including public submissions, a hearing process, and deliberations — the three specific closures under consideration are assessed as low significance in this final stage. This reflects the current physical condition of the races, which have not functioned for a number of years and no longer provide environmental, cultural, or operational value. The level of significance relates specifically to the physical and functional status of these race sections, not the broader consultation process, which has already been appropriately undertaken.

The proposed Water Race closures represent the following loss to each of the schemes:

| Water Race   | Reduction in length<br>(km) | Reduction in length<br>(%) | Loss of targeted rate income<br>(\$) |
|--------------|-----------------------------|----------------------------|--------------------------------------|
| Paparua      | 5.73                        | 0.63                       | 7,114.30                             |
| Malvern      | 5.22                        | 1.78                       | 12,177.25                            |
| Ellesmere    | 0                           | 0                          | 0.00                                 |
| <b>Total</b> | <b>10.94 km</b>             | <b>0.80%</b>               | <b>\$19,291.55</b>                   |

#### 2.4 Impact on levels of service

The proposed Water Race closures are not expected to result in unintended operational consequences or service delivery risks for Council. The races under consideration have been non-functional for an extended period, and their closure will not alter current service levels for water delivery or maintenance obligations. Broader environmental, social, and cultural considerations have been assessed as follows:

##### 1. Cultural Interests

The sections proposed for closure do not form part of known or registered heritage assets, nor are they identified as holding specific cultural significance. While Water Races contribute to the District's rural character, these sections are located primarily on private land and have been inactive for some time. The wider Water Race network remains in operation across the District.

##### 2. Social Interests

The closure of long-inactive Water Races on private land is not expected to impact public amenity or access. Where races are located near road frontages, minor visual changes may occur, but the physical presence of water has generally already ceased. Council has undertaken both targeted and public consultation to ensure community views were considered. All directly affected landowners have provided their support, and further input was received through submissions and a hearing process.

##### 3. Economic Interests

Individual closures have limited short-term financial impact. However, Council continues to monitor the cumulative implications for scheme viability and equitable cost distribution. These closures are not expected to significantly affect current rating structures, but ongoing monitoring remains important.

##### 4. Environmental Quality

The ecological value of the races proposed for closure is considered low due to their long-standing inactivity and lack of flowing water. Any residual aquatic habitat will be assessed prior to physical closure, and opportunities for salvage or relocation of aquatic life will be undertaken in consultation with the Department of Conservation, where appropriate.



Overall, the proposed closures are assessed as having **low significance** in terms of their impact on service levels, environmental quality, and community wellbeing — due primarily to the current disuse and limited functional value of the affected sections. Note that this assessment purely relates to the three specific races that are the subject of this report. This significance rating does not reflect other races or the network in general.

Appendix G– September/October Water Race Closure Submissions  
Received by Council



**AGENDA FOR THE  
WATER RACE CLOSURE SUBMISSION  
HEARING DELIBERATIONS  
TO BE HELD IN THE  
  
COUNCIL CHAMBERS  
SELWYN DISTRICT COUNCIL  
ROLLESTON  
  
THURSDAY 29 MAY 2025  
COMMENCING AT 9.00AM**

## Water Race Closures Submission Hearing Deliberations 29 May 2025

Attendees: Councillors L L Gliddon and S G McInnes, J Golden, Water Services Asset Manager, E McLaren, Water Asset and Management Workstream Lead, A Ross, Principal Asset Management Engineer, L Le Roux, Surface Water Environmental Engineer and D Prendergast, Assistant to Executive Director Infrastructure and Property.

| AGENDA TOPIC                                      | Page |
|---|------|
| <i>Welcome</i>                                    |      |
| <i>Opening Karakia</i>                            | 3    |
| <i>Apologies</i>                                  |      |
| <i>Conflicts of Interest</i>                      |      |
| <i>Submission 1</i>                               | 5    |
| <i>Submission 2</i>                               | 11   |
| <i>Submission 3</i>                               | 14   |
| <i>Submission 4</i>                               | 15   |
| <i>Submission 5</i>                               | 16   |
| <i>Submission 6</i>                               | 21   |
| <i>Submission 7</i>                               | 22   |
| <i>Submission 8</i>                               | 25   |
| <i>Submission 9</i>                               | 27   |
| <i>Staff Report</i>                               | 30   |
| <i>Minutes from Hearing held on 29 April 2025</i> | 61   |
| <i>Closing Karakia</i>                            | 69   |

Public portions of this meeting are audio-recorded and livestreamed via the Council's YouTube channel.

The Severe Weather Emergency Legislation Bill has, until October 2024, suspended the requirement for members to be physically present to count as 'present' for the purposes of a quorum. Members attending by means of audio link or audiovisual link are therefore able to be counted as present for the purposes of a quorum and able to vote. The recently enacted Local Government Electoral Legislation Act has made these emergency provisions permanent

Opening Karakia

Whakataka te hau

**Whakataka te hau**

|                              |                                     |
|------------------------------|-------------------------------------|
| Whakataka te hau ki te uru   | Cease the winds from the west       |
| Whakataka te hau ki te tonga | Cease the winds from the south      |
| Kia mākinakina ki uta        | Let the breeze blow over the land   |
| Kia mātaratara ki tai        | Let the breeze blow over the ocean  |
| E hī ake ana te atakura      | Let the red-tipped dawn come with a |
| He tio, he huka, he hauhu    | sharpened air, a touch of frost, a  |
| Tihei mauri ora!             | promise of a glorious day.          |

## Submitter Number 1

Full Name: N/A  
Organisation: Te Ngai Tūāhuriri Runanga  
Wish to speak to the submission: Yes (Apology at Hearing)

---

### Submission Received

#### 1.0 Mana Whenua Statement

Ngāi Tahu holds and exercises rangatiratanga within the Ngāi Tahu Takiwā and has done so since before the arrival of the Crown. The rangatiratanga of Ngāi Tahu resides within the Papatipu Rūnanga.

The Crown and Parliament have recognised the enduring nature of that rangatiratanga through:

- Article II of Te Tiriti o Waitangi (Te Tiriti);
- the 1997 Deed of Settlement (Deed of Settlement) between Ngāi Tahu and the Crown; and
- the 1998 Ngāi Tahu Claims Settlement Act (NTCSA) in which Parliament endorsed and implemented the Deed of Settlement.

The contemporary structure of Ngāi Tahu is set down through the Te Rūnanga o Ngāi Tahu Act 1996 (TRoNT Act). Article II of Te Tiriti o Waitangi (Te Tiriti), the TRoNT Act, Ngāi Tahu Claims Settlement Act (NTCSA) 1998, and the 1997 Deed of Settlement (Deed of Settlement) between Ngāi Tahu and the Crown sets the requirements for recognition of tangata whenua in Canterbury.

As recorded in the Crown Apology to Ngāi Tahu in the NTCSA, the Ngāi Tahu Settlement marked a turning point, and the beginning of a "new age of co-operation". The Crown apologised for its "past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries" and confirmed that it "recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui". This Cultural Advice Report is provided without prejudice to the High Court freshwater claim.

Each Papatipu Rūnanga has their own respective takiwā, and each is responsible for protecting the tribal interests in their respective takiwā, not only on their own behalf of their own hapū, but again, on behalf of the entire tribe.

The following Rūnanga hold mana whenua over the project's location, as it is within their takiwā:

- Te Ngai Tūāhuriri Rūnanga
- Te Taumutu Rūnanga

#### 2.0 Summary of Proposal

Selwyn District Council has received a request to close three sections of the Malvern and one section of the Paparua stock Water Race scheme. The proposed closures are detailed below:

- Closure #1: 3.02 km of race through 8 properties between Telegraph Road and Midhurst Road.
- Closure #2: 2.2 km of race through 1 property between Telegraph Road and Stranges Road.
- Closure #3: 6.32 km of race through 8 properties between Minchins Road and Old West Coast Road.
- Closure #4: 5.73 km of race through 2 properties between Highfield Road and Aylesbury Road

The Water Races proposed for closure will be assessed for their ecological value. It is understood that this has not yet occurred.

Council has publicly advertised these closures to provide an opportunity for interested parties to seek relevant information and present their views to Council. A formal public hearing will only occur if persons wish to be heard. The public notification period ends on 7th October 2024.

### 3.0 Consultation Methodology

Mahaanui Kurataiao Limited review the application documents and undertake an assessment of the application against the Mahaanui Iwi Management Plan.

A briefing report is prepared for Kaitiaki representatives who have been mandated by the Papatipu Rūnanga they represent to speak on behalf of hapū on environmental issues.

A Mahaanui Kurataiao Limited staff member meets with Kaitiaki representatives to discuss the application and Kaitiaki provide feedback based on Mātauranga Māori.

The Cultural Advice Report is provided to outline the relevant policies in the Mahaanui Iwi Management Plan and the feedback provided by Kaitiaki representatives.

The relevant policies and Kaitiaki feedback for this application are provided in the following sections of this report.

### 4.0 Mahaanui Iwi Management Plan 2013

The Mahaanui Iwi Management Plan (IMP) is a written expression of kaitiakitanga, setting out how to achieve the protection of natural and physical resources according to Ngāi Tahu values, knowledge, and practices. The plan has the mandate of the six Papatipu Rūnanga, and is endorsed by Te Rūnanga o Ngāi Tahu, as the iwi authority.

Natural resources – water (waterways, waipuna (springs), groundwater, wetlands); mahinga kai; indigenous flora and fauna; cultural landscapes and land - are taonga to mana whenua and they have concerns for activities potentially adversely affecting these taonga. These taonga are integral to the cultural identity of ngā rūnanga mana whenua and they have a kaitiaki responsibility to protect them. The policies for protection of taonga that are of high cultural significance to ngā rūnanga mana whenua are articulated in the IMP.

The policies in this plan reflect what Papatipu Rūnanga support, require, encourage, or actions to be taken with regard to resolving issues of significance in a manner consistent with the protection and enhancement of Ngāi Tahu values, and achieving the objectives set out in the plan.

The relevant Policies of the IMP to this proposal have been identified as:

#### 5.1 KAITIAKITANGA RECOGNITION OF MANAWHENUA

**K1.1** Ngāi Tahu are the tāngata whenua who hold manawhenua across Ngā Pākihi Whakatekateka  
o Waitaha and Te Pātaka o Rākaihautū.

**K1.2** Te Rūnanga o Ngāi Tahu is the tribal authority representing the collective of Ngāi Tahu whānui as per the Te Rūnanga o Ngāi Tahu Act 1996 and Ngāi Tahu Claims Settlement Act 1998.

**K1.3** Papatipu Rūnanga are the regional collective bodies representing the tāngata whenua who hold manawhenua and are responsible for protecting hapū and tribal interests in their respective takiwā.

#### TE TIRITI O WAITANGI

**K2.3** In giving effect to Te Tiriti, government agencies and local authorities must recognise and provide for kaitiakitanga and rangatiratanga. As the tāngata whenua who hold manawhenua, Ngāi Tahu interests in resource management extend beyond stakeholder or community interests.

**Comment:** *Kaitiakitanga is fundamental to the relationship between Ngāi Tahu and the environment. Te Tiriti o Waitangi guarantees tāngata whenua the right to fulfill their kaitiaki obligations to protect and care for taonga in the environment, including land, waterways, natural features, wāhi tapu and flora and fauna with tribal areas.*

#### 5.3 WAI MĀORI TĀNGATA WHENUA RIGHTS AND INTERESTS IN FRESHWATER

**WM1.1** Ngāi Tahu, as tāngata whenua, have specific rights and interests in how freshwater resources should be managed and utilised in the takiwā.

**WM1.4** To require that local authorities and water governance bodies recognise that:

- (a) The relationship of tāngata whenua to freshwater is longstanding;
- (b) The relationship of tāngata whenua to freshwater is fundamental to Ngāi Tahu culture and cultural well-being;
- (c) Tāngata whenua rights and responsibilities associated with freshwater are intergenerational; and
- (d) Tāngata whenua interests in freshwater resources in the region are cultural, customary and economic in nature.

#### CHANGING THE WAY WATER IS VALUED

**WM2.1** To consistently and effectively advocate for a change in perception and treatment of freshwater resources: from public utility and unlimited resource to wāhi taonga.

**WM2.2** To require that water is recognised as essential to all life and is respected for its taonga value ahead of all other values.

## REGIONAL WATER INFRASTRUCTURE

**WM9.6** To ensure that the effects of any proposed regional water infrastructure scheme are assessed with reference to the objectives for ecological and cultural health of waterways in the takiwā (i.e. what should be there), rather than the existing degraded state of the resource. The existing degraded condition of a waterbody cannot be used as a basis for allowing further adverse effects to occur.

## DRAIN MANAGEMENT

**WM14.1** To require that drains are managed as natural waterways and are subject to the same policies, objectives, rules and methods that protect Ngāi Tahu values associated with freshwater, including:

- (a) Inclusion of drains within catchment management plans and farm management plans;
- (b) Riparian margins are protected and planted;
- (c) Stock access is prohibited;
- (d) Maintenance methods are appropriate to maintaining riparian edges and fish passage; and
- (e) Drain cleaning requires a resource consent.

**Comment:** *Water is a significant cultural resource, connecting Ngāi Tahu to the landscape, culture and traditions of the tūpuna. Wai is a taonga, and a life giver of all things. The protection and enhancement of wai is, therefore, of upmost importance to tāngata whenua. The RMA recognises the relationship of Māori to freshwater as a matter of national importance.*

## 5.5 TĀNE MAHUTA MAHINGA KAI *Ki Uta Ki Tai*

**TM1.4** To promote the principle of Ki Uta Ki Tai as a culturally appropriate approach to mahinga kai enhancement, restoration and management, in particular:

- (a) Management of whole ecosystems and landscapes, in addition to single species; and
- (b) The establishment, protection and enhancement of biodiversity corridors to connect species and habitats.

### *Freshwater management*

**TM1.5** To require that freshwater management recognises and provides for mahinga kai, by:

- (a) Customary use as a first order priority;
- (b) Restoring mahinga kai values that were historically associated with waterways, rather than seeking to maintain the existing (degraded) mahinga kai value of a waterway; and
- (c) Protecting indigenous fish recruitment and escapement by ensuring that waterways flow Ki Uta Ki Tai and there is sufficient flow to maintain an open river mouth.

## INDIGENOUS BIODIVERSITY *Significance*



**TM2.4** To require that criteria for assessing the significance of ecosystems and areas of indigenous biodiversity recognise and provide for ecosystems, species and areas that are significant for cultural reasons.

*Biodiversity corridors*

**TM2.9** To advocate for the establishment of biodiversity corridors in the region, Ki Uta Ki Tai, as means of connecting areas and sites of high indigenous biodiversity value. Ecosystem services

**TM2.10** To require that indigenous biodiversity is recognised and provided for as the natural capital of Papatūānuku, providing essential and invaluable ecosystem services.

***Comment:** Ngāi Tahu has a particular interest in indigenous biodiversity, both for its inherent value on the landscape and the ecosystem services it provides, and with regard to mahinga kai. The relationship between tāngata whenua and indigenous biodiversity has evolved over centuries of close interaction and is an important part of Ngāi Tahu culture and identity.*

4.1 Guidance to Moderate Impacts on Cultural Values

The above policies from the Mahaanui Iwi Management Plan provide a framework for assessing the potential negative impacts of the proposed activity on cultural values and provide guidance on how these effects can be moderated.

Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga have a unique and abiding interest in the sustainable management of te taiao – the environment. Wai māori (freshwater) is a taonga of Ngāi Tahu, governed under the domain of rangatiratanga and defined by Ngāi Tahu tikanga and ritenga. Accordingly, Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga hold rangatiratanga over wai māori within Water Race systems. Water connects Ngāi Tahu to the landscape and the culture and traditions of the tūpuna. All water originated from the separation of Rangī and Papatūānuku and their continuing tears for one another.

As kaitiaki, Ngāi Tahu have a responsibility for the sustainable use and management of natural resources and the environment. Kaitiakitanga is the basis for tāngata whenua perspectives on land management, and is expressed through several key principles, or cultural reference points. The principles enable an approach to land management that recognises the relationships and connections between land, water, biodiversity, and the sea (Ki Uta Ki Tai), the need for long term intergenerational thinking (mō tātou, ā, mō kā uri ā muri ake nei), and the importance of working with the land and recognising natural limits and boundaries.

Managing stock Water Races as waterways is consistent with Ngāi Tahu policies that require drains to be recognised as waterways for the purposes of water management. While Water Races may not be highly valued in the wider community, they may function as mahinga kai habitat. All waterways, including Water Races, within Te Waihora catchment are of immense cultural importance to Ngāi Tahu. Changing the way water resources are valued must underpin and drive the changes needed in the way freshwater resources are managed and used. Water is a taonga, and the collective responsibility for protecting the mauri of this taonga is a fundamental principle of Ngāi Tahu freshwater policy.

Works relating to or impacting the mauri of water within Water Races must take into account the life supporting capabilities of the waterway. Aquatic life and biodiversity values (such as

native freshwater fish, particularly mahinga kai species) within Water Races are considered as taonga by tāngata whenua. Water Races can contribute to the wider network of mahinga kai habitat in lowland streams and drains. Aquatic life and biodiversity values must be acknowledged and provided for when assessing the potential closure of Water Races. Native fish and aquatic life within Water Race systems must be protected. Closure proposals must also consider the impacts on fish passage.

#### 5.0 Position of Rūnanga

In terms of this response, Mahaanui Kurataiao has taken a targeted approach and only addresses matters of fundamental concern to Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga. The fact that Mahaanui Kurataiao has not commented on any particular matter should not be taken as support thereof and Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga reserve the right to comment on additional matters at a hearing or in the future.

Te Taumutu Rūnanga and Te Ngāi Tūāhuriri Rūnanga are opposed to the closure of three sections of the Selwyn District Council Malvern stock Water Race scheme and one section of the Selwyn District Council Paparua stock Water Race scheme and wish the consent authority to decline the proposals.

Te Ngāi Tūāhuriri Rūnanga do wish to be heard in support of their objection.  
Te Taumutu Rūnanga do not wish to be heard in support of their objection.

#### Staff Comment:

Thank you for your submission and for taking the time to share your views with Council. We value your input and acknowledge the matters you have raised. Council is committed to listening to its communities and balancing a wide range of values and needs. Your feedback has been noted and will help inform future decisions and ongoing improvements in the management of Water Races across the district.

## Submitter Number 2

Full Name: Thalia Jenkins

Organisation: N/A

Wish to speak to the submission: Yes

---

Submission Received

Dear Selwyn District Council,

My name is Thalia Jenkins, our family farm is called [REDACTED], the Jenkins family have proudly farmed this land for over 150 years. We have farmland on [REDACTED] Road, [REDACTED] Road and [REDACTED] Road within Sheffield. [REDACTED]. We have always been timely with our rates payments and will continue to do so. We have chosen not to irrigate as we believe the water belongs in our rivers and do not have water rights with Central Plains Water. However, we still maintain a thriving sheep and mixed cropping farm, without irrigation.

I am writing on behalf of myself and my father Peter [REDACTED] Jenkins. This letter is to formally and firmly oppose the closure of the 6.32km section of the Minchins Road water race, along with the other significant closure of the upper Sheffield race. In this letter I will focus specifically on the impact of the Minchins Road closure.

On the 16<sup>th</sup> September we were made aware of two public initiated water race closures that directly impact our stock water. It was during a friendly conversation my father had with [REDACTED], that we first gained knowledge of the proposed closures. The complete absence of communication, formal or otherwise, reflects poorly on those who have initiated the closure as well as the Selwyn District Council. These stock water races provide the only available source of clean, running water to our 1000 sheep. We breed and sell our lambs so have stock on our properties year-round that need water. This closure directly impacts our livelihood. I would like to note that these closures need support from 80% of the impacted parties before proceeding; we were not notified or consulted on the closure of the Minchins Road water race, despite being an affected landowner. This lack of communication and consideration is discourteous and impolite.

On the 18<sup>th</sup> September we had a face to face meeting with Luc from SDC, we sincerely appreciated him taking the time to come and sit down and provide space to hear our very serious concerns regarding the closure of the race. We know this landscape, we respect it, we nurture it, and we feel privileged to be a part of it. That kind of wisdom and understanding deserves respect and genuine consideration.

To give some context; I have a personal relationship with the Minchins Road water race, I am aware that may sound odd. I grew up catching eels and cockerbullies in this water race, it kept my friends and I cool in the summer months and created the backdrop to growing up in rural Sheffield. These days: my dog and I walk the water race daily, my dog loves a good swim and I relish watching the moving water, the small fish and invertebrates. I watch the resident kingfisher sitting on the powerlines before diving

into the water in search of sustenance. At this time of year, there are numerous ducks with their ducklings too.

The water races that are currently under imminent threat of closure have been running through the Canterbury Plains for more than 130 years. These waters are the veins of the Plains. In fact, my relatives were at the opening ceremonies all those years ago; the local school closed for the day, and it was a joyous occasion for the farmers and townspeople alike. These waters have been an ever-flowing, ever-present feature of my life; my father's life and my late grandfather's life. I struggle to envision a future landscape without this running water. It devastates me, on a deeply personal level, that a few farmers believe they have the right to remove this resource, this vital feature from our landscape.

Yes, these water races are artificial but over time these have become a living, thriving ecosystem in their own right. The water has provided a constant source of life for the fish, macroinvertebrates, ducks and a food source for herons and kingfishers to name a few. From the banks of the water races, birds, insects, rodents and mammals of all sizes drink the water they need to survive. There is a whole host of life that relies upon and has relied upon this water source. What happens if this resource is taken away? What other options are provided to all the affected creatures? I feel we are stewards of this land and these water races. It is our personal and collective responsibility to protect the surrounding environment and everything that breathes life within it. Protection will ensure a healthy, functioning environment for this generation and future generations alike.

The nearest body of water is the main race that runs through the centre of Sheffield; however, this is too fast flowing for some animals and insects to safely drink from. The race is also located parallel to a main road which could lead to unnecessary loss of life for those seeking water. One of the alternatives to stock water races is the use of water troughs; but this creates an entirely new set of challenges.

Most water trough designs are too deep and large for creatures to safely drink. We are currently nearing the end of lambing season; the majority of our lambs are far too small to be able to access troughed water. The tiny mouse or the feathered fantail would have no way of safely drinking water and the cumulative effect of numerous birds drinking from a single trough brings about disease. The H7 high pathogenicity avian influenza (HPAI) is currently affecting birds in the thousands in neighboring Australia, it is only a matter of time before this reaches the shores of New Zealand. In March this year, HPAI H5N1 was detected in dairy cattle in the United States. This means the use of solely troughed water presents serious implications to animal, bird and human health. What will the Malvern landscape look like if the only available water source is contained and stagnant within water troughs?

As the global and local environment changes, we are experiencing an increase in weather related events; specifically flooding. We [REDACTED] have had two large scale flooding events in the past 5 years (I can provide photos upon request). During these floods Woodlands Road and Minchins Road became a river, flooding our garage, sheds and farmland. In flooding events the water race is a vital resource because it carries away the flood water. Without a functioning water race our home would flood and so would our other tenanted properties ([REDACTED]). When I was growing up the flood water would be relatively clean, however with the invasion of dairy farms the flood waters are now contaminated with cow manure and run-off which poses a significant health risk to ourselves, our farm equipment and our animals.

I am acutely aware of the current economic climate; and I appreciate that farmers wish to minimize costs where possible. I believe this is the driving motivation behind these proposals to close water races. Most farmers around us now have access to Central Plains water and therefore see no personal benefit in the long-established ecosystems known as the stock water races. The future of our water races should not be decided based upon personal gain or loss whether that be financial or otherwise. This concept is selfish, ignorant and abhorrent. Who are we to decide that these are no longer needed? There may be some farmers in our district that no longer see the need for these water races, but that does not mean they are a wasted resource. These water races are a life source. These water races are not just for farmers, these are part of our community and environment.

As rate payers of almost \$30000 annually we do not believe that removing water races is the solution. We are comfortable paying our share to maintain our water races and ensure this vital resource is available for years to come. The closure of water races will be to the detriment of our area.

As farmers, we demand a lot from the Canterbury Plains. We take more than our share of water from the mighty Waimakariri river, we douse the earth in synthetic fertilisers and give the land no time to rest or rejuvenate. The intensification of farming, specifically dairy, only came about when irrigation was made possible, which has created an extremely high demand on this beautiful landscape. So much is taken from these lands and very little is returned. Maybe leaving the water races as they have been for the past century, is a small repayment the farmers of the Malvern area can give back to the Canterbury Plains. This land has given so very much already.

I write this letter to you primarily as a concerned resident of the Malvern district and secondly as a directly affected stock farmer. These water races deserve protection, the fish that live within deserve safe passage and the animals deserve access to water that sustains their lives.

These proposed closures will cause insurmountable ecological damage. If these closures are approved it will create a lasting, visceral and shameful wound on the face of the Canterbury Plains. I refuse to be a part of a society where personal stakes are held in a higher regard than that of our environment. I implore you to look at the vast and devastating impacts these closures will cause. It is not possible to put a cost on the health of our ecological environment.

I am more than comfortable to discuss my concerns at the upcoming council board meeting.

Staff Comment:

Thank you for your submission and for taking the time to share your views with Council. We value your input and acknowledge the matters you have raised. Council is committed to listening to its communities and balancing a wide range of values and needs. Your feedback has been noted and will help inform future decisions and ongoing improvements in the management of Water Races across the district.

### Submitter Number 3

Full Name: Melisa Rusbatch  
Organisation: N/A  
Wish to speak to the submission: Yes

---

#### Submission Received

Hi there,  
Please accept this as my submission against closing and discontinuation of the Water Races in local Selwyn areas.  
Submissions were needed by 1 Oct.  
Thanks  
Melisa Rusbatch  
Darfield

#### Staff Comment:

Thank you for your submission and for taking the time to share your views with Council. We value your input and acknowledge the matters you have raised. Council is committed to listening to its communities and balancing a wide range of values and needs. Your feedback has been noted and will help inform future decisions and ongoing improvements in the management of Water Races across the district.

### Submitter Number 4

Full Name: Sarah Walters  
Organisation: N/A  
Wish to speak to the submission: Yes

---

#### Submission Received

The website link is not easy to follow as the September 2024 closures are between the June 2024 and April 2024 updates. We have also not seen any public advertisement.

We support the intention to update the maps for several Water Races which no longer exist, and have not for some time.

We do not consider the ecological considerations in closing parts of the scheme have been fully assessed and so are unable to support the closure in its current form. We would like alternative options to be investigated before a final decision made.

Nga mihi,  
Scott and Sarah Walters

#### Staff Comment:

Thank you for your submission and for taking the time to share your views with Council. We value your input and acknowledge the matters you have raised. Council is committed to listening to its communities and balancing a wide range of values and needs. Your feedback has been noted and will help inform future decisions and ongoing improvements in the management of Water Races across the district.



## Submitter Number 5

Full Name: Chris Brown  
Organisation: N/A  
Wish to speak to the submission: No

### Submission Received

#### Re: Objection to Summary of Proposal – Water Race Closures Sept 2024 (Closure Ref 3)

Further to my email of 17 September 2024 I am writing to object to the proposed closure of the Minchins Rd water race.

I live at [REDACTED], an historic homestead built in 1905 at [REDACTED], Sheffield. The water race has supplied stock water to the Farm since the water race's inception. In addition, it has been used to irrigate the house gardens for many years.

We purchased the property in March 2018. Prior to us purchasing the property we understand the rear water race (see picture below) was illegally closed. This is consistent with it still showing as a current race on the Council maps. I am advised by the previous owner that [REDACTED] (not sure if any other land owners were involved) closed the race and bulldozed dirt into the race.





As you can see in the following Goole Maps photo the water race is no longer supplied. Nor does it appear to exist on the neighbouring dairy farm owned by the current applicant to close the Minchins Rd race.



When this race was closed it is my understanding that the Council did nothing to remedy the illegal closure of the race. The previous owner [REDACTED] organised with my immediate neighbour [REDACTED] to supply stock water to the North paddocks on our Farm. Shortly after we moved into the property, work was undertaken on stock troughs on the [REDACTED] dairy farm and our water supply was cut off. When I asked for it to be reinstated, I was told that it was an arrangement with the previous owner and that I needed to sort my own stock water. As a result of this and the illegal closure of the water race, I have been forced to supply stock water to these paddocks from our house water supply.

In 2018 and 2021 there were significant flooding events. With the above raced closed (and filled in) there is no capacity in that part of the water race to ameliorate floods. I am happy to supply photos/videos of the flood waters coming over Waimakariri Gorge Rd and onto our property. These have already been shown to Luc Leroux. If these races are gone the flood waters would have been even worse.

In respect of the current proposal the water race currently supplies stock water for part of our property, and also feeds the pond at the front of our historic homestead. Water is borrowed from the race, it flows into the pond and then returns to the race and has done so for approximately the last 100 years. See photo below.



There are lots of small fish in the water race and our pond (not sure of their type but they look like mud fish).

The water race provides water for farm stock, habitat for birds, insects, fish, frogs. It also provides a level of flood relief. These are just some of the benefits of the water race.

In the event the water races are closed it is my belief that the habitat loss will have significant impact on the local ecosystem. I have seen nothing in the application to close the race that indicates that any work has been done to assess the impacts on habitat. While I may be incorrect, it appears to be a purely financial request. There is no information on what needs to happen if the race is closed (eg: do land owners need to maintain water races to provide flood water courses? If not, and maybe even then, they will get filled in). Given that land owners have illegally closed the races in the past and the Council has done nothing about it, what comfort can we have that they would enforce any requirements going forward in the event the races were closed.

In the event the closure progresses I will be forced to;

- 1) Find a source of water for my stock.
- 2) Spend many thousand dollars (current indication is \$35,000 to instal power, pump and pipework to enable the pond to be retained). There will also be the cost of power to run the pump on an annual basis.
- 3) I will also need to spend money on an annual basis to clean the water race to ensure some level of flood water disbursement is maintained.

I understand that some farmers wish to close the race to reduce their operating costs and also to provide more land to graze dairy cows/grow crops. Where is the consideration to the impact on my financial position through the impact of this closure?

Process:

On the Council Website <https://www.selwyn.govt.nz/services/water/water-race/water-race-closure-requests/summary-of-proposal-water-race-closures-section-3>

3. The initiator of the closure request is required to **co-ordinate with all affected land owners** to provide the following documents to Council:

Neither myself nor my neighbour [REDACTED] were consulted in relation to the proposed closure prior to the application being lodged. I have still not been approached by the initiator of this application. Using the Council's own rules this application should fail on these grounds alone.

It is my understanding that the rules require at least 80% of the affected property owners to give their approval. The proposal indicates that 88% of the affected property owners have approved this. Given that neither myself nor my neighbour [REDACTED] were consulted in relation to the proposed closure, nor have we given our approval, the maths indicates that there must be at least 16 affected property owners on this stretch of water race, 14 of whom have given their approval. I request clarification as to who the individual property owners are as I am not aware that there are this many individual property owners on this section of the race. There may be individual affected parties owning multiple land titles but I do not believe the intention of the wording is that these parties can have multiple votes. I am happy to lodge an Official Information request should this be necessary to obtain this information. Please advise urgently if this will be required.

I am also aware that another application has been lodged for the closure of the water race that feeds water to the race under consideration. As this is yet to be loaded onto the website, and that again, I have not been approached/consulted in relation to this proposed closure I am not yet in a position to comment in detail on this proposal. However, given that this water race provides the water to the Minchins Rd Water Race I am both surprised and disappointed that there appears to be little to no consideration for all of the affected parties as required by the rules and I will be lodging a formal objection to that proposal in the event it is formally proposed to be closed.

The Council needs to ensure that

- a) It fully considers all the relevant facts (eg: environmental, ecological, social and financial). This is not and cannot be solely a financial consideration as it appears to currently be.
- b) Ensure the rules are adhered to and in the event a race or part of a race is closed that the impacts on those affected parties are considered and appropriate mitigation and compensation is provided where those rights are impinged.

Yours sincerely



Chris Brown [REDACTED]

**Staff Comment:**

Thank you for your submission and for taking the time to share your views with Council. We value your input and acknowledge the matters you have raised. Council is committed to listening to its communities and balancing a wide range of values and needs. Your feedback has been noted and will help inform future decisions and ongoing improvements in the management of Water Races across the district.

## Submitter Number 6

Full Name: David Te Kapa  
Organisation: N/A  
Wish to speak to the submission: No

---

### Submission Received

To The Selwyn District Council.

My name is David Te Kapa

I live at [REDACTED] Sheffield and have for many years.

I firmly oppose the closure of the water race that runs in front of where I live.

Apart from being a living ecosystem in itself due to the population of birds and other animals that use it, I get to harvest watercress from it and when it's in abundance I get to share it with many older people who cannot pick any for themselves.

Also during winter, at least once a year this water race carries away flood waters during heavy rain events. If the water race is closed off, this house and garage where I live will definitely flood.

These water races are and give life.

Me Te Whakaute

D G Te Kapa

### Staff Comment:

Thank you for your submission and for taking the time to share your views with Council. We value your input and acknowledge the matters you have raised. Council is committed to listening to its communities and balancing a wide range of values and needs. Your feedback has been noted and will help inform future decisions and ongoing improvements in the management of Water Races across the district.



Submitter Number 7

Full Name: Sean Rooney  
Organisation: N/A  
Wish to speak to the submission: No

Submission Received

A submission to Selwyn District Council

In response to Water Race Closures September 2024

29 September 2024

From  
Sean Rooney  


I do not request the opportunity to make an oral submission.

Position statement

I am a resident and rate payer in the Selwyn District. I have an avid interest in geography, and I am extremely concerned about the continued farming intensification on the Canterbury Plains and increasing damage to the natural environment.

Submission

Thank you for the opportunity to submit on this issue.

I **do not** agree with the intention to close the water races listed in Table 1 of the *Summary of Proposal – Water Race Closures September 2024*

| Closure Ref. | Scheme  | Road Name          | Page Ref. | Approx. Closure Length (km) | Affected parties in Agreement | Closure involves strategic race(s) | Closure involves Ecological impacts |
|--------------|---------|--------------------|-----------|-----------------------------|-------------------------------|------------------------------------|-------------------------------------|
| 1            | Malvern | 684 Telegraph Road | 4         | 3.02                        | 88%                           | No                                 | No                                  |
| 2            | Malvern | 987 Telegraph Road | 5         | 2.2                         | 100%                          | No                                 | No                                  |
| 3            | Malvern | Minchins Road      | 6         | 6.32                        | 88%                           | No                                 | No                                  |
| 4            | Malvern | Highfield Road     | 7         | 5.73                        | 100%                          | No                                 | No                                  |

The reasons that I oppose the proposal are:

- The closure of a water race should not be based just on the support from affected landowners because they no longer require the use of it. There are more important environmental issues at stake and there needs to be wider consultation with the community.
- No evidence has been supplied with the proposal to indicate that the water race closures involve no ecological impacts. The Mahaanui Iwi Management Plan 2013 states that water races provide habitat for native fish and other biodiversity,

contributing to the wider network of mahinga kai habitat in lowland streams and drains.

- The Canterbury Plains have been described as the most biologically deprived and most modified environment in Aotearoa due to the intensification of agriculture (S. Fitzgerald, 2023).
- Water races are the last and almost only visible bastion of the natural environment left on the Canterbury Plains (as both natural and cultural heritage) and must be protected (C. Meurk, 2024)
- The water races were constructed nearly 150 years ago and have captured through natural dispersal and establishment many of the wetland and riparian species that were otherwise subsequently eliminated from the plains - indigenous shrubs, harakeke, sedges, rushes, ferns, herbs, birds, lizards, fish, shellfish, and invertebrates.
- There is a report by EOS Ecology on water races for the Selwyn District, one for ECan by C Meurk (2023), and a Project on iNaturalist NZ – Water races of Canterbury, revealing the presence of almost 263 indigenous species.
- As outlined in the Mahaanui Iwi Management Plan 2013, water races are defined as an artificial watercourse used for the managed conveyance of water for stock water purposes and that they also provide habitat for native fish and other biodiversity.
- Managing stock water races as waterways is consistent with Ngāi Tahu policies that require that drains are recognised as waterways for the purposes of water management and should therefore be protected and not purposely destroyed.

#### **Recommendation**

My recommendations are that Selwyn District Council should:

- Recognise that water races are natural wetland/riparian habitats and take measures to protect them.
- Progress to protecting what is left of our natural and cultural heritage. We have so little left on the Plains that spending a relatively small amount of money in the larger scheme of things should not influence the saving of these taonga.
- Develop a co-designed management regime bringing in the expertise/experience of Farmers, Council, Mana Whenua, Ecologists and Community who may wish to help, maintain and expand the protection of these water races.



**Staff Comment:**

Thank you for your submission and for taking the time to share your views with Council. We value your input and acknowledge the matters you have raised. Council is committed to listening to its communities and balancing a wide range of values and needs. Your feedback has been noted and will help inform future decisions and ongoing improvements in the management of Water Races across the district.



## Submitter Number 8

Full Name: N/A  
Organisation: P and E Ltd  
Wish to speak to the submission: No

---

### Submission Received

Submission on Proposed Water Race closures Sept 2024- 6.32km race in the Melvern scheme on Minchins road

This submission is presented on behalf of P and E Ltd which owns a significant proportion of the land holdings associated with the proposed Water Race closure on Minchins Road. The benefits of the Water Race system through the history/evolving farming practices on the Canterbury plains are significant and have allowed for subdivision and development in farm holdings over time but all things have there used by date and with the environmental and efficient benefits of alternative water sources, the time of Water Races is coming to an end.

Reasons why P and E supports this closure

1. Water Races have become a liability in our system. The cost to P and E Ltd for Water Races is estimated to be \$50,000 incl rates and cleaning. We do not use this Water Race and it is fenced off.
2. As part of farm environment plans -Water Races need to be fenced off and it is not possible to get an A grade in the Audit process when using a Water Race for use for cattle in any capacity.
3. A large proportion of the Water Races have been diverted to run along the boundary of properties because of reason in 2 and because of levels etc sometimes go uphill or at least flat for a distance which means they silt up and are more expensive to maintain.
4. Because of 3. This results in low flows which means in more water being inserted at the top of the system causing spilling problems
5. With the changing environment in compliance and environmental standards a better use for the expenses water rates takes up in our Budget we would rather spend that money on better infrastructure, and technology that helps to progress to the goal of long-term environmental sustainability.
6. Simply waste of water. Given that water is fast becoming a commodity that is declining efficient use is extremely important. As farmers, we are judged on the efficiency of our irrigation systems and seems logical for the council to do the same with their resources. The losses of water out of the Water Race system will be severe and there is no doubt that the water entering the system if used elsewhere would be much more efficient and mean a better outcome for all ratepayers.

In Summary, the Water Race system has been successful in fulfilling its goals over time, but now it has become a liability for most who can't use it. Feasible alternatives such as the Sheffield Co-operation agreement made by CPWL and the Selwyn District Council will continue to evolve once the Water Races have been made redundant.

Regards P and E Ltd

**Staff Comment:**

Thank you for your submission and for taking the time to share your views with Council. We value your input and acknowledge the matters you have raised. Council is committed to listening to its communities and balancing a wide range of values and needs. Your feedback has been noted and will help inform future decisions and ongoing improvements in the management of Water Races across the district.

## Submitter Number 9

Full Name: Stuart Wright  
Organisation: N/A  
Wish to speak to the submission: No

---

### Submission Received

Submission on proposed Water Race closures September 2024  
Closure Ref 3

This submission is presented on behalf of the group of ratepayers who applied for the closure of the Water Races north of Tramway Road in the Sheffield area from Keens Road to Redmonds/Bleakhouse Roads. In this group are 12 farming operations covering approximately 3000ha plus a number of smaller block holders also within this Water Race supply area.

The closure listed for consideration is part of that application.

#### Water Race history.

The group acknowledges the value the Water Race system has historically brought to the area since its inception in the later part of the 19th century enabling the farming of livestock on the upper plains and the supply of water to farm houses where there was no previous reliable source of water. This enabled the subdivision of the large runs and the development of many of the farms as we know them today.

#### Reasons for closure

As the Water Race system was seen as a major change in land use and the way farms were managed so have recent developments in farming systems and the in particular the introduction of irrigation to the Sheffield area in 2017. The implementation of those changes has meant that presence of Water Races for almost all the farms in this area has become a liability rather than an asset. The reasons for this are as follows.

1. As modern farming systems have been adapted so has the scale of paddocks been increased to accommodate much larger farm machinery and irrigation systems, especially centre pivots. This has led to an increase in paddock size often to in excess of 20ha. The result of this major restructure of internal farm paddock boundaries has often meant the closure of many smaller Water Races and the realignment of others from their original course, often across the contour.
2. Dry land Canterbury farming livestock systems were traditionally based around sheep. While they are still important today there has in recent years been a significant swing to cattle. We now have 4 dairy farms in the group this submission represents, and the remainder are often providing dairy support or running beef cattle during different periods of the year. Under the environmental rules set by Environment Canterbury that we now farm under, cattle are to be excluded from all stock Water Races. Added to that is the requirement for all CPWL shareholders to have a Farm Environment Plan that requires stock to be excluded from water ways. This is audited on a regular basis by the irrigation company. Over 99% of shareholders have received either an A or B rating meaning they are meeting that requirement. The result of this is that on many of these farms Water Races are now effectively redundant.
3. As noted above in 2017 the CPWL irrigation scheme was commissioned. Stock water supply was a part of the CPWL Sheffield irrigation scheme and all irrigated

farmers that take CPWL Sheffield water now have a reliable year round supply of stock water through that system.

4. One of the troubling issues affecting this scheme is that many farmers are no longer regularly cleaning their races as required under the SDC Water Race rules. This leads to a lack of flow at times meaning more water is released into these races to force the flow further down the system. The result is that the farmers at the top of the scheme are being flooded due to the increased water flow. These farmers are having to clean races twice a year to avoid that flooding adding a significant cost to them which is not met by those that avoid regular race cleaning. Clearly inequitable.

5. Cost. As outlined above many farmers are no longer able to use Water Races because of their farming system but are required to still pay a Water Race rate at \$21/ha plus a \$418 service charge per rateable area. In excess of \$70,000 a year for the group I submit on behalf of.

This submission acknowledges that should the Water Race system in this area be shut down that there must be an alternative stock water system supplied to those people that are not part of the CPWL irrigation scheme. It is reassuring that that the SDC and CPWL foresaw this possibility and entered into the SDC & CPWL Sheffield Water Co-operation Agreement. While an outstanding and successful Water Race system for many years providing a vital service that enhanced our farms it is now unfortunately becoming a liability rather than an asset. Many farmers can't actually use it. There is an alternative supply system already in place paid for by the very farmers that are required to pay to maintain the Water Races. Like the horse and cart as a transport system these Water Races have had there day. I would like to submit in person to the council committee that is considering this closure only if there is another request for a verbal submission.

Stuart Wright

**Staff Comment:**

Thank you for your submission and for taking the time to share your views with Council. We value your input and acknowledge the matters you have raised. Council is committed to listening to its communities and balancing a wide range of values and needs. Your feedback has been noted and will help inform future decisions and ongoing improvements in the management of Water Races across the district.

## COUNCIL PUBLIC REPORT

**TO:** Chief Executive  
**FOR:** Council Meeting 23 July 2025  
**FROM:** Vanessa Mitchell – Head of Building, acting Head of Regulatory  
**DATE:** 10 June 2025  
**SUBJECT:** Local Alcohol Policy Review

---

## RECOMMENDATION

That the Council:

1. *Endorses the revised Selwyn District council Local Alcohol Policy (LAP) and adopts the updated LAP, and*
2. *Authorises staff to make minor amendments to the LAP to correct typographical or formatting errors.*

### 1. PURPOSE

This report presents the findings of the Local Alcohol Policy Review (LAP) Hearing Panel (the Panel). It outlines the revised Local Alcohol Policy (LAP) under the Sale and Supply of Alcohol Act 2012 for consideration. The report summarizes the consultation process, including submissions received, and recommends endorsing the reviewed LAP as the Operational Local Alcohol Policy.

**Attachment 1** - contains the current adopted LAP.

**Attachment 2** - contains the revised LAP following deliberations based on submissions and workshop discussions.

**Attachment 3** - provides a summary of submissions received during the consultation process.

### 2. HISTORY/BACKGROUND

#### *Introduction*

The Sale and Supply of Alcohol Act 2012 provides clear guidance that a territorial authority may have a policy relating to the sale, supply, or consumption of alcohol within its district.

In 2013 Selwyn District Council endorsed the Provisional Selwyn Local Alcohol Policy (P-LAP). In 2017 the Selwyn District Council Local Alcohol Policy (LAP) came into force. Initial reviews of this policy commenced throughout 2023/24.

A panel of three councillors was formed, consisting of Councillor Lydia Gliddon, Councillor Shane Epiha, and Councillor Grant Miller. Cr Epiha subsequently disclosed a conflict of interests (note Shane Epiha appointed to the DLC).

The Proposed [Draft District Local Alcohol Policy \[PDF, 157 KB\]](#) was published for consultation using the special consultative procedure, from 27 November 2024 until 5pm Wednesday 11 December 2024. Following the conclusion of those submissions public hearings were held on 4 February 2025. The Council received 143 number of submissions in total, with 15 submitters wishing to speak to their submissions.

On 13 February 2025 the panel deliberated on the draft LAP. The panel consisted of councillor Lydia Gliddon and councillor Grant Miller. The updated policy was prepared and is attached as **Attachment 2** for Council to consider for adoption.

### 3. PROPOSAL

This proposal is generally preserving the current LAP provisions as to the scope and definitions, however it has updated the layout format and has sequenced the policy into: location, trading hours and discretionary conditions of licenced premises.

This proposal recommends updating the current LAP and to introduce guidelines regarding the **location** of the establishment of **stand-alone bottle stores within 150 metres of sensitive sites**, such as schools and education centres, places of worship, treatment facilities. The purpose is to promote community wellbeing, reduce alcohol-related harm, and ensure responsible retail practices. New stand-alone bottle stores shall not be permitted to establish within 150 metres of any sensitive site. Existing outlets will be grandfathered in, provided the licence type and scope of the new licence are the same as the existing licence for the premises.

The rationale for the above update is that it is envisaged that the updated LAP will help reducing youth exposure to alcohol marketing and availability, it is intended to support safer community environments and reinforces family-orientated spaces. It also aligns with the objectives of the Sale and Supply of Alcohol Act 2012 to minimise alcohol harm.

Another LAP update includes the introduction of **remote seller and their hours of operation**. The rationale for this update is that the remote sellers are an emerging concept, they have become an increasingly significant part of the alcohol supply landscape and can contribute to alcohol-related harm in ways that are harder to monitor and control than traditional brick-and-mortar outlets. Key reasons include: access and availability of alcohol beyond normal trading hours and geographic boundaries (often delivering alcohol late at night or within hours – which increases the risk of binge drinking, possible underage access and impulsive consumption). The introduction of the remote sellers in LAP review helps ensure the policy becomes relevant in addressing modern alcohol supply practices and community harm.

The proposed LAP has carried on and built on **discretionary conditions specific to some of the licence types** as follows:

- The updated LAP builds on the current **club licence** provisions and introduces the requirement for club licences to have a **duty manager** available (rather than just an approved person) where the number of patrons exceeds 20 persons. Duty managers are certified under the Sale and Supply of Alcohol Act 2012 and are legally responsible for overseeing alcohol service. The requirement of duty manager

presence ensures there is someone on-site or readily available who understands and upholds legal obligations. This requirement also ensures responsible alcohol service. Having a duty manager nearby ensures quick on-site responses to emergencies, complaints or compliance issues – whether related to intoxication, safety concerns or licensing checks. This will also support regulatory oversight, Police and licensing inspectors can more effectively conduct inspections or respond to incidents if a duty manager can be present promptly to provide access, information or intervention.

- The updated LAP has continued the **off licence** common sense discretionary conditions regarding the **supervised designation of all bottle stores** to ensure unaccompanied minors do not enter bottle stores and the display of safe drinking messages/material.
- The updated LAP has introduced discretionary conditions for special licences such as **alcohol management plans** that may be required for large-scale or late-night events and conditions related to a maximum time (not to exceed 1.a.m.) of non-licensed premises used for special licences. The management plan discretionary conditions are meant to promote proactive harm minimisation helping to control crowd behaviour and reduce emergency incidents, whilst the maximum hours for non-licensed premises is meant to improve community confidence in reducing late-night alcohol related harm (such as noise, anti-social behaviour) especially in residential or mixed-use areas.

The proposed LAP has introduced **discretionary conditions** applicable to **all licence types** as follows:

- **Staff training** requirement for all bar staff, including certified managers, no less than once a year. The intention for this requirement is to promote responsible service of alcohol by training staff to enable them identify signs of intoxication, refuse service appropriately and manage high risk situations.
- **Signage** Initially the proposed LAP included restrictive provisions for external alcohol advertising to be ceased. However, on further deliberation this restricted provision has been withdrawn, and a more general provision is being kept moving forward, being the requirement to display safe and responsible drinking messages/material. This is because the District Plan and bylaws regulate the size or placement of signs, but they do not typically regulate the content. Providing this requirement for all licences it will help regulate alcohol advertising content and it will require host responsibility information inside or outside premises.
- **Lighting and CCTV** provisions for all licences. These were introduced to provide community confidence, as they are envisaged to support safer alcohol environments and help minimise harm. It is intended that well-lit premises and surrounding areas (entrances, exits) deter anti-social behaviour and violence related to alcohol purchases or consumption — especially after dark. Generally, CCTV are used within almost every venue, but introducing CCTV provisions in the LAP is meant to make safety standards a formal condition for licensing and it ensures consistent expectations across similar premises. These will assist in providing deterrence of problematic behaviour.

Overall, the proposed LAP in its final draft is intended to represent Council's commitment to fostering a safe, healthy, and vibrant community. It supports the responsible sale and supply of alcohol while putting in place sensible measures to minimise alcohol-related harm. The policy seeks a practical balance between enabling hospitality and social activity, and ensuring that public safety, wellbeing, and amenity are protected — particularly around sensitive sites.

#### 4. ALIGNMENT WITH COUNCIL PLANS, STRATEGY, POLICY AND REGULATORY/COMPLIANCE OBLIGATIONS

##### Waikirikiri Ki Tua/Future Selwyn

The following aspects of [Waikirikiri Ki Tua/Future Selwyn](#) have been identified as relevant to this issue, proposal/decision/activity/project, and inform both the outcomes of the project as well as the way the project develops:

| SDC Strategic Context                                | How the document relates  |
|--|---|
| <b>IC4</b> Design safe and welcoming places for all  | Curtailing the concentration of bottle stores especially in relation to sensitive sites (near schools, places of worship, marae and recreational facilities, health facilities, addiction facilities ) —can help prevent alcohol-related crime, reduce anti-social behaviour, and create safer public spaces. |
| <b>RESC2</b> Enable and enhance community resilience | By curtailing outlet density and trading hours, a LAP helps reduce violence, injuries, and health issues linked to alcohol. This decreases the burden on emergency services and whānau, allowing communities to recover more quickly and stay resilient in the face of challenges.                            |

##### Other Council Plans, strategy policy and regulatory/compliance obligations

The following strategies have been identified as relevant to this proposal

| Regulatory/Compliance requirements or obligations             |  |
|---|--|
| <i>Sale and Supply of Alcohol Act 2012, sections 75 to 97</i> |  |

#### 5. SIGNIFICANCE ASSESSMENT/COMPLIANCE STATEMENT

The intention to adopt the amended LAP has been assessed as of low significance in accordance with the Council's Significance and Engagement Policy.

However, the decisions and matters set out in this specific report are subject to legislative requirements to engage or consult under the Sale and Supply of Alcohol Act 2012 and the Local Government Act 2002.

#### 6. VIEWS OF THOSE AFFECTED / CONSULTATION

In making a decision Council needs to know enough about and give adequate consideration to the views and preferences of affected and interested parties. The



degree to which Council seeks views of affected and interested parties will be proportionate to the significance of the decision or issue being considered.

**a. Views of those affected and Consultation**

A total of 143 submissions were received during the consultation period for the draft LAP. Submissions came from a broad cross-section of the community, including individuals, health organisations, the Police, sports and ski clubs, and the alcohol industry, and 15 submitters wishing to speak to their submissions. The panel were supported by Council staff and legal advice was sought where necessary.

**Key Themes Identified:**

- Outlet Density and Location Restrictions
- Support for Reduced Trading Hours
- Remote sellers
- Health and Equity Concerns
- Industry Opposition to various discretionary conditions

Generally, the LAP review was commended by many of the submitters. The feedback has informed recommended amendments to the draft LAP, with a focus on strengthening location controls, improving equity outcomes, and embedding meaningful Māori engagement in policy implementation.

**b. Māori and Treaty implications**

The Council considers that the public notification and opportunity for submission process provided appropriate opportunity for Māori contribution to the decision-making process.

Māori experience disproportionately high rates of alcohol-related harm. Restricting bottle stores and remote sellers in or near vulnerable communities (e.g., schools, marae, treatment facilities areas) helps reduce exposure, availability, and harm. Te Tiriti requires the Crown (and councils as agents) to protect Māori health and wellbeing. Location restrictions, curtailed hours of operation, and remote seller provisions act as a preventative measure, aligning with this obligation by reducing access to harmful products.

**c. Resiliency and Sustainability considerations**

The Local Alcohol Policy (LAP) plays a key role in promoting long-term community resiliency and sustainability by reducing alcohol-related harm and supporting healthier, safer environments. Limiting the density and operating hours of alcohol outlets contributes to reduced pressure on emergency services, public health systems, and community wellbeing — especially during times of crisis, such as pandemics or natural disasters. Incorporating sustainable policy settings, such as controls on remote sellers and location-based restrictions, ensures the LAP remains adaptive to future trends in alcohol access and consumption. By aligning the LAP with broader public health, urban planning, and environmental strategies, Council can help foster resilient communities where social, cultural, and environmental wellbeing are protected, including for future generations and especially for populations most impacted by alcohol harm.

**7. FUNDING IMPLICATIONS**

There are no funding implications associated with this review.

8. **LEGAL/POLICY IMPLICATIONS HEADING [required heading]**

In accordance with the requirements of the Sale and Supply of Alcohol Act 2012, if, after consulting under [section 79](#) and finalising a local alcohol policy, a territorial authority wishes to adopt the policy, it must give public notice of the policy. The public notice must be given in accordance with regulations made under this Act and regulations prescribing the manner in which the public notice must be given may require publication of the whole of the local alcohol policy.

Legal advice will continue to be sought to ensure that procedural requirements are met and that the policy can withstand potential appeals or judicial review under the Act.



Andreea Wilson  
**PRINCIPAL COMPLIANCE OFFICER**

***Endorsed For Agenda***

[Insert Electronic Signature]

Robert Love  
**EXECUTIVE DIRECTOR DEVELOPMENT & GROWTH**

## **Local Alcohol Policy**

### **Goals**

- To minimise alcohol related harm and contribute to Selwyn being a safe place in which to live, work and play.
- To reflect the changing character of the Selwyn district and its communities.
- To encourage safe and responsible alcohol consumption.

### **Objectives**

- To regulate the operating hours of on, club, special and off- licences.
- To regulate the location of licensed premises.
- To ensure licensed premises take appropriate measures to minimise alcohol-related harm.
- To provide clear guidance to the District Licensing Committee.

### **Policy 1: Maximum Trading Hours**

**Note:** Applicants can apply for maximum trading hours but there is no guarantee that these maximum trading hours will be granted.

#### **1.1 On-licences** ( refer to the section on definitions in this policy)

- The maximum permitted trading hours in the Selwyn district for all on-licences, including restaurants, function centres and cafés will be:
  - Seven days a week: 7am to 1am the following day
- The maximum permitted trading hours in the Selwyn district for all on-licence taverns and hotels will be:
  - Seven days a week: 7am to 2am the following day

**Note:** On-licence premises are where alcohol is sold and consumed on site (e.g. a restaurant; refer to the section on definitions in this policy).

#### **1.2 Off-licences** ( refer to the section on definitions in this policy)

- The maximum permitted trading hours in the Selwyn district for all off-licence premises will be:

- Seven days a week: 7am to 9pm
- The following hours apply to hotel in bedroom mini bars sales:
  - Monday to Sunday 24 hours a day

Note: Off-licence premises are where alcohol is purchased to be consumed off site (e.g. a bottle store; refer to the section on definitions in this policy).

### **1.3 Club licences** (refer to the section on definitions in this policy)

- The maximum permitted trading hours in the Selwyn district for all club licences (except ski field club licences that provide accommodation) will reflect the principle club activity and be:
  - Sunday to Thursday: 8am to 10pm
  - Friday and Saturday: 8am to 12 midnight
- The maximum permitted trading hours in the Selwyn district for all ski field club licences that provide accommodation will reflect the principle club activity and be:
  - Seven days a week: 7am to 1am the following day

Note: Ski field clubs differ from other sports clubs in that they are located in remote locations, provide an unique “destination” activity (in that people use club facilities as part of the ski trip experience), and provide accommodation. Ski field clubs are permitted to apply for longer hours to allow them to provide these services.

### **Policy 2 Special licences** (refer to section 22 of the Act)

- Special licences can cover an event or series of related events. A series of related events is defined as a similar event held at the same venue.
- Where the premises already holds an on-licence, the conditions of a special licence will specify a closing time no more than two hours earlier and/or two hours later than permitted by its on-licence.
- An on-site special licence will allow for a maximum of 10 events in six months or a maximum of 20 events per year. Each applicant may apply for 6 events in a series of related events per special licence.
- An off-site special licence will allow for a maximum of 26 events in six months or a maximum of 52 events per year.

- A special licence is required where an event is held at a premises with a club licence, but outside the normal authorised club hours, where the majority of attendees are not club members and it is not a club activity.
- Where the time, setting and numbers attending creates a risk of alcohol related harm, the District Licensing Committee may request an alcohol management plan be completed (refer to section 143 of the Act).

Note: Special licences authorise and control the sale and supply of alcohol for events (such as a wine and food festival) where the premises is not licensed and liquor is sold and supplied to those attending. A special licence can also be applied for events (such as a wedding reception or school reunion) where a permanent on, off or club licence is not appropriate.

A series of related events for an off-site special licence could be holding a stall at a farmers' market. A series of related events for an on-site special licence could be a sports tournament held over 3 days or monthly club meetings.

### **Policy 3** Location of licensed premises

- New licences for stand alone bottle stores will only be issued for a business that locates in Business zones or Neighbourhood and Local Centres as identified in the Selwyn District Plan.

Note: Neighbourhood and local centres are proposed shopping areas in the Rolleston and Lincoln Structure Plans that will service local communities at a scale that would not compete with the main town centre. The Selwyn District Plan defines neighbourhood centres as a "grouping of principally convenience stores (in the order of 6-15 stores) predominantly servicing the local communities weekly and day-to-day requirements" and local centres as "a small grouping of convenience stores (in order of 1-5 stores) servicing residents' day-to-day retailing requirements and predominantly draws people from a localised area".

### **Policy 4** Discretionary conditions

Conditions relating to the following matters may be appropriate for a club licence:

- An approved person to be present on site during the trading hours of a premises with a club licence (such as rugby and associated sports clubs) where the number of patrons exceeds 20 persons.

Conditions relating to the following matters may be appropriate for an on-licence and club licence:

- Restrictions on the size and time of last orders.
- Bar staff to undertake appropriate training such as the online training offered by the Accident Compensation Corporation (ACC).

Conditions relating to the following matters may be appropriate for an off-licence:

- Supervised designation of all bottle stores to ensure unaccompanied minors do not enter bottle stores.
- Display of safe drinking messages/material.

Note: Section 117 of the Sale and Supply of Alcohol Act 2012, allows the district licensing committee to include any other reasonable conditions that are consistent with the Act. There are also a number of mandatory conditions outlined in the Act that must be imposed.

An “approved” person could be someone who has previously held a club manager’s certificate and/or completed Sporting Clubs Association of New Zealand (SCANZ) training.

## Definitions

(see section 5 of the Sale and Supply of Alcohol Act 2012)

**bar**, in relation to a hotel or tavern, means a part of the hotel or tavern used principally or exclusively for the sale or consumption of alcohol

**bottle store** means retail premises where at least 85% of the annual sales revenue is expected to be earned from the sale of alcohol for consumption somewhere else (see section 32 (1))

**club** means a body that—

- (a) is a body corporate having as its object (or as one of its objects) participating in or promoting a sport or other recreational activity, otherwise than for gain; or
- (b) is a body corporate whose object is not (or none of whose objects is) gain; or
- (c) holds permanent club charter

**grocery store** means a shop that—

- (a) has the characteristics normally associated with shops of the kind commonly thought of as grocery shops; and
- (b) comprises premises where—
  - (i) a range of food products and other household items is sold; but
  - (ii) the principal business carried on is or will be the sale of food products (see section 33(1))

**hotel** means premises used or intended to be used in the course of business principally for providing to the public—

- (a) lodging; and
- (b) alcohol, meals, and refreshments for consumption on the premises

**restaurant** means premises that—

- (a) are not a conveyance; and
- (b) are used or intended to be used in the course of business principally for supplying meals to the public for eating on the premises

**supermarket** means premises with a floor area of at least 1 000 m<sup>2</sup> including any separate departments set aside for such foodstuffs as fresh meat, fresh fruit and vegetables, and delicatessen items (see section 32 (1))

**tavern** —

- (a) means premises used or intended to be used in the course of business principally for providing alcohol and other refreshments to the public; but
- (b) does not include an airport bar

**winery can be taken to be** —

- (a) premises where fruit or vegetable wine or grape wine is made; or
- (b) premises situated on land from which there is harvested produce from which fruit or vegetable wine or grape wine is made {see Section 215 (2)( a)}.





# Selwyn District Council

## Local Alcohol Policy 2025

---

|                             |   |   |
|-----------------------------|---|---|
| Selwyn District Council     |   |   |
| Resolution of Council dated | [ | ] |
| Effective date              | [ | ] |
| Review before               | [ | ] |

# Contents

|           |  |          |
|-----------|--|----------|
| <b>1.</b> | <b>INTRODUCTION</b>                      | <b>3</b> |
| <b>2.</b> | <b>OBJECTIVE OF THIS POLICY</b>          | <b>3</b> |
| <b>3.</b> | <b>OUR POLICY</b>                        |          |
|           | <b>3.1 LOCATION OF LICENCED PREMISES</b> |          |
|           | a. Stand-alone bottle stores             | 3        |
|           | b. Location relating to sensitive sites  | 4        |
|           | <b>3.2 TRADING HOURS</b>                 |          |
|           | Off-licence                              | 4        |
|           | Remote seller                            | 4        |
|           | On-licence                               | 5        |
|           | Club licence                             | 5        |
|           | Ski club licence                         | 5        |
|           | Special licence                          | 6        |
|           | <b>3.3 DISCRETIONARY CONDITIONS</b>      |          |
|           | 3.3.1 Off-licences                       | 7        |
|           | 3.3.4 Club licences                      | 7        |
|           | 3.3.5 Special licences                   | 7        |
|           | 3.3.6 Training                           | 7        |
|           | 3.3.7 Signage                            | 7        |
|           | 3.3.8 Lighting                           | 8        |
|           | 3.3.9 CCTV                               | 8        |
| <b>4.</b> | <b>DEFINITIONS</b>                       | <b>9</b> |

## 1. INTRODUCTION

The Sale and Supply of Alcohol Act 2012 (**the Act**) is the primary legislation regulating the sale and supply of alcohol in New Zealand. The aim of the Act is that: the sale, supply and consumption of alcohol should be undertaken safely and responsibly; and the harm caused by the excessive or inappropriate consumption of alcohol should be minimised.

The Act allows a territorial authority to adopt its Local Alcohol Policy (**LAP**) in consultation with its community, about the sale and supply of alcohol in its district. Selwyn District Council has decided to adopt this LAP for its district and to set different restrictions and conditions for identified areas and licence types within the district.

The LAP must be read in conjunction with the Act and relevant regulations.

The Council's District Licensing Committee (**DLC**) and the Alcohol Regulatory Licensing Authority (**ARLA**) must have regard to the LAP when deciding licence applications in the district.

## 2. OBJECTIVE OF THIS POLICY

The Selwyn District LAP provides guidance for the DLC so that licensing decisions:

- Contribute to Selwyn being a safe and healthy district.
- Reflect the views of local communities regarding licensed premises within their communities.
- Encourage licensed environments that foster positive, responsible drinking behaviour and minimise alcohol-related harm.

## 3. OUR POLICY

### 3.1 LOCATION OF LICENSED PREMISES

#### a. Stand-alone bottle stores

Subject to the requirements of any resource consent or a District Plan rule, new licences for standalone bottle stores will only be issued for a business that locates in Town Centre Zones as identified in the Selwyn District Plan.

*Note: The Town Centre Zone (TCZ) is the primary focus for commercial activities within the district and provides a diverse range of commercial activities, along with residential, recreation, cultural and community activities and civic services. There are specific TCZ rule requirements related to food and beverage activities and resource consent may be required to operate stand-alone bottle stores in the TCZ.*

**b. Location relating to sensitive sites**

With the exception of restaurants, cafes, and special licences, no new licences will be granted for stand-alone bottle stores within 150 metres of sensitive sites existing at the time of the application for a licence.

**Note 1:** *This clause will not apply to an application for a new licence made because of a change of ownership of the premises, provided the licence type and scope of the new licence are the same as the existing licence for the premises.*

**Note 2:** *The DLC may exercise discretion to section 3.1 in the case of rural settlement zones and small townships. This discretion will still consider location to sensitive sites and potential alcohol harm.*

**3.2 TRADING HOURS****MAXIMUM PERMITTED TRADING HOURS IN THE SELWYN DISTRICT:**

*Note: Applicants can apply for maximum trading hours but there is no guarantee that these maximum trading hours will be granted.*

| OFF-LICENCE   |                         |               |               |
|---|-------------------------|---------------|---------------|
| Off-licence types   | Maximum operating hours | Trading days  | Location      |
| Supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and Hotels. | 7 am – 9 pm             | Monday-Sunday | District-wide |

| REMOTE SELLER   |   |               |               |
|---|---|---------------|---------------|
| Remote seller   | Maximum operating hours   | Trading days  | Location      |
| Individuals or businesses who sell or deliver alcohol remotely (such as online alcohol retailers) | 7 am – 9 pm<br><br><i>Note: operating hours for Remote Seller cover both the sales and the deliveries. No sales or deliveries after 9p.m.</i> | Monday-Sunday | District-wide |

| ON-LICENCE  |                         |               |               |
|---|-------------------------|---------------|---------------|
| On-licence types  | Maximum operating hours | Trading days  | Location      |
| Restaurants, cafes, bars, wineries, BYO, function centres | 7 am – 1 am             | Monday-Sunday | District-wide |
| Taverns, Hotels   | 7am – 2am               | Monday-Sunday | District-wide |
| Hotel room mini bars sales                                | 24hours                 | Monday-Sunday | District-wide |

| CLUBLICENCE  |                         |                                |               |
|--|-------------------------|--------------------------------|---------------|
| Club licence types                                   | Maximum operating hours | Trading days                   | Location      |
| All Clubs including sports and other (including RSA) | 8 am – 11 pm            | Monday-Thursday and on Sundays | District-wide |
|  | 8am – 12 midnight       | Friday - Saturday              | District-wide |

| SKI CLUB LICENCE   |                         |               |               |
|--------------------|-------------------------|---------------|---------------|
| Club licence types | Maximum operating hours | Trading days  | Location      |
| Ski clubs          | 7am to 12midnight       | Monday-Sunday | District-wide |

*Note: Ski field clubs differ from other sports clubs in that they are located in remote locations, provide a unique “destination” activity (in that people use club facilities as part of the ski trip experience), and provide accommodation. Ski field clubs are permitted to apply for longer hours to allow them to provide these services.*

| SPECIAL LICENCE   |   |  |   |               |
|---|---|--|---|---------------|
| Events, private functions, street party, sporting event, farmers markets taking place at: | Maximum operating hours   | Trading days                                       | Frequency   | Location      |
| <b>On-licence premises</b>  | <b>7am to 2am</b><br><i>Special licence conditions will specify the same closing time as the on- licence closing. Time, depending on the on- licence type</i> | <b>Monday - Sunday</b>                             | Maximum 10 events in 6 months or 20 events per calendar year            | District-wide |
| <b>Off-licence premises</b>   | <b>7am -9pm</b><br><i>Same as off-licence premises</i>  | <b>Monday - Sunday</b>                             | Maximum 26 events in 6 months or maximum of 52 events per calendar year | District-wide |
| <b>Club licence premises</b>  | <b>8am – 11 pm</b><br><b>8am – 12midnight</b><br><i>Same as club licence premises</i>   | <b>Sunday-Thursday</b><br><b>Friday - Saturday</b> | Maximum 10 events in 6 months or 20 events per calendar year            | District-wide |

**Note:** Special licences can cover an event or series of related events. A series of related events is defined as a similar event held at the same venue. Special licences authorise and control the sale and supply of alcohol for events (such as a wine and food festival) where the premises are not licensed, and alcohol is sold and supplied to those attending. A special licence can also be applied for events (such as a wedding reception or school reunion) where a permanent on, off or club licence is not appropriate.

A series of related events for an off-site special licence could be holding a stall at a farmers' market. A series of related events for an on-site special licence could be a sports tournament held over 3 days or monthly club meetings.

### **3.3. DISCRETIONARY CONDITIONS**

***Note:** Section 117 of the Sale and Supply of Alcohol Act 2012, allows the DLC to include any other reasonable conditions that are consistent with the Act. There are also a number of mandatory conditions outlined in the Act that must be imposed.*

Where the DLC is satisfied that one or more of the following matters are relevant to an application the DLC may include (among other things) the following discretionary conditions as applicable:

#### **3.3.1 OFF-LICENCES**

Conditions relating to the following matters may be appropriate for bottle stores:

- a.** Supervised designation of all bottle stores to ensure unaccompanied minors do not enter bottle stores.
- b.** Display of safe drinking messages/material.

#### **3.3.2 CLUB LICENCES**

Conditions relating to the following matters may be appropriate for a club licence:

A Duty Manager must be available to attend the premises within 15 minutes upon request, during the trading hours of a premises with a club licence (such as rugby and associated sports clubs) where the number of patrons exceeds 20 persons.

#### **3.3.3 SPECIAL LICENCES**

Conditions relating to the following matters may be appropriate for special licences:

- a.** A special licence is required where an event is held at a premises with a club licence, and it is not a club activity.
- b.** Where the time, setting and numbers attending creates a risk of alcohol related harm, the District Licensing Committee may request an alcohol management plan be completed (refer to section 143 of the Act).
- c.** Non-licensed premises will not be issued a special licence beyond 1a.m.

#### **3.3.4 TRAINING FOR ALL LICENCES**

All bar staff, including certified manager must complete Serve-Wise, or other approved training no less than once a year.

#### **3.3.5 SIGNAGE FOR ALL LICENCES**

Display of safe and responsible drinking messages/material.

### **3.3.6 LIGHTING FOR ALL LICENCES**

- a.** Internal lighting inside the premises enables surveillance by staff and CCTV.
- b.** Lighting allows customers to be seen as they enter the premises.
- c.** Lighting allows staff to check identification.
- d.** External areas such as car parks and loading bays are well lit, subject to the requirements of any resource consent or a District Plan rule.

### **3.3.7 CCTV FOR ALL LICENCES**

- a.** CCTV is installed in suitable locations to monitor areas which are not easily or not continuously monitored by staff. The areas that must be covered by the CCTV, such as entry and exit points, and main areas accessed by patrons.
- b.** Customers are aware of the CCTV system.
- c.** Recordings made may be provided to a Police Officer or Inspector if requested, subject to the Privacy Act 2020 provisions and/or any other regulations applicable.



## DEFINITIONS

***Any terms that are not defined in this LAP are to be interpreted in accordance with the interpretation provided in the section 5 of the Sale and Supply of Alcohol Act 2012.***

**Addiction treatment** facility means a facility where people are treated for addiction.

**Approved person** in relation to a club licence is someone who has or has previously held a club manager's certificate.

**Bar** in relation to a hotel or tavern, means a part of the hotel or tavern used principally or exclusively for the sale or consumption of alcohol.

**Stand-alone bottle store** means retail premises where at least 85% of the annual sales revenue is expected to be earned from the sale of alcohol for consumption somewhere else (see Sale and Supply Alcohol Act 2012, section 32 (1)(b)) and is not part of an on-licensed business, such as a hotel, tavern or supermarket.

**Club** means a body that:

- a) is a body corporate having as its object (or as one of its objects) participating in or promoting a sport or other recreational activity, otherwise than for gain; or
- b) is a body corporate whose object is not (or none of whose objects is) gain; or
- c) holds permanent club charter.

**Educational facilities** include early learning and child-care facilities, primary, secondary and tertiary institutions and institutions delivering educational services for vulnerable groups such as unemployed, youth, kura kaupapa and kohanga reo.

**Grocery store** means a shop that:

- a) has the characteristics normally associated with shops of the kind commonly thought of as grocery shops; and
- b) comprises premises where:
  - (i) a range of food products and other household items is sold; but
  - (ii) the principal business carried on is or will be the sale of food products (see Sale and Supply Alcohol Act 2012 section 33(1))

**Health facilities** include hospitals, urgent care, nursing homes, birth centres, healthcare facilities, doctors' offices, addiction treatment centres, clinics, and general health care facilities.

**Host/social responsibility policy** is defined as a policy the licensee and/or premises manager composes, that outlines steps they will take to ensure they are acting as a responsible host. The matters to be covered are the steps that will be taken to prevent intoxication; and not serve alcohol to minors; and provide and actively promote low and non-alcoholic alternatives; and provide and actively promote substantial food; and serve alcohol responsibly or not at all; and arrange safe transport options; and actively manage the premises at all times.

**Hotel** means premises used or intended to be used in the course of business principally for providing to the public—(a) lodging; and (b) alcohol, meals, and refreshments for consumption on the premises.

**Recreational facilities** include parks, reserves, skate parks, youth centres and libraries, playgrounds and community facilities.

**Remote seller** means endorsed licensees within the Selwyn district who sell alcohol remotely including through websites, apps, phone orders, or any other non-face-to-face sales channels, where delivery is made to an address within the district.

**Restaurant** means premises that—(a) are not a conveyance; and (b) are used or intended to be used in the course of business principally for supplying meals to the public for eating on the premises.

**Rural settlement zones and smaller townships** means the following: Kirwee, Tai Tapu, Hororata, Southbridge, Glentunnel, Whitecliffs, Castle Hill, Arthurs Pass, Springfield, Springston, Rakaia Huts, Lake Coleridge, Coalgate, Sheffield, and Waddington.

**Sensitive sites** include areas, premises or facilities that are either considered more sensitive to alcohol-related harm or are already experiencing greater levels of alcohol related harm. Such sites are educational facilities, places of worship, marae and recreational facilities, health facilities, addiction facilities.

**Places of worship** include a building or part of a building used primarily for public and private worship, or for religious purposes, including ceremonies, services, instruction or education, or for meetings or social functions directly related to the work of a religious organisation, and includes all land which is held for any of the foregoing purposes.

**Supermarket** means premises with a floor area of at least 1000m<sup>2</sup> including any separate departments set aside for such foodstuffs as fresh meat, fresh fruit and vegetables, and delicatessen items (see Sale and Supply Alcohol Act 2012 section 32 (1)).

**Supervised designation** means that people under 18 are only allowed to enter if they are accompanied by a parent or legal guardian.

**Town Centre Zones** include the areas as delineated in the Selwyn District Plan.

**Tavern** means premises used or intended to be used in the course of business principally for providing alcohol and other refreshments to the public; but does not include an airport bar.

**Trading hours** is the period of time when licenced premises are open to the public.

**Winery** means:

- a) premises where fruit or vegetable wine or grape wine is made; or
- b) premises situated on land from which there is harvested produce from which fruit or vegetable wine, or grape wine is made (see Sale and Supply Alcohol Act 2012 Section 215 (2) (a)).

## Survey Responses

18 November 2024 - 31 December 2024

### Local Alcohol Policy - proposed changes

# Your Say Selwyn

Project: Local Alcohol Policy Review



| VISITORS     |            |           |            |            |           |
|--------------|------------|-----------|------------|------------|-----------|
| 284          |            |           |            |            |           |
| CONTRIBUTORS |            |           | RESPONSES  |            |           |
| 143          |            |           | 143        |            |           |
| 143          | 0          | 0         | 143        | 0          | 0         |
| Registered   | Unverified | Anonymous | Registered | Unverified | Anonymous |



**Respondent No:** 1  
**Login:** Registered

**Responded At:** Nov 30, 2024 23:31:02 pm  
**Last Seen:** Nov 30, 2024 10:25:49 am

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Yes   |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No  |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | <b>Other (please specify)</b><br>There is a need in a growing community to have this facility extended to even 11pm or later. The reason, is to dissuade people driving while under the influence to find an open facility. |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No  |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |
| Q10. Telephone number   | not answered  |



**Respondent No:** 2  
**Login:** Registered

**Responded At:** Dec 02, 2024 11:59:16 am  
**Last Seen:** Dec 01, 2024 22:58:03 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Yes          |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 3  
**Login:** Registered

**Responded At:** Dec 02, 2024 20:48:31 pm  
**Last Seen:** Dec 11, 2024 11:23:08 am

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>As Bar Manager of the Lincoln Bowling Club it is totally impractical to have a voluntary Duty Manager on site at all times whenever the club is active.</p>                             |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Helpers behind the Bar are a necessity of a Bowling Club and as long as a Qualified Duty Manager is available on-call, then this is satisfactory.</p>                                   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>The Lincoln Bowling Club is co- located between an early childhood education centre and a children's playground so it is impossible to support this position.</p>                       |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | <p><b>Other (please specify)</b></p> <p>The Lincoln Bowling Club does not have an off-licence capability and therefore has no opinion on this option.</p>   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>As Bar Manager of the Lincoln Bowling Club, I have no opinion on this option.</p>   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>As Bar Manager of the Lincoln Bowling Club we currently have all required signage in place to encourage safe drinking practices in accordance with current legislative requirements</p> |
| Q7. Do you wish to attend a hearing to present your submission in person?   | Yes   |
| Q8. Please enter your full name   | Keith Martyn THOMPSON   |
| Q9. Please enter your email address   | [REDACTED]  |
| Q10. Telephone number   | [REDACTED]  |



**Respondent No:** 4  
**Login:** Registered

**Responded At:** Dec 04, 2024 07:01:48 am  
**Last Seen:** Dec 03, 2024 17:52:21 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

I am House Convenor at the Lincoln Bowling Club and am responsible for the running of the clubhouse, which includes the bar. I am a new member of the club and in my three months of membership I am impressed with the way our bar is run. It plays an important role in fostering friendships within the club and also within the wider bowling community in Canterbury. I have my servewise certificate, which means that currently I can run the bar knowing a duty manager is at the end of the phone if o need support. This arrangement means we can open at the times suited to our matches and other events. This would not be sustainable if we had to have a bar manager of site at all times. I suspect we would have to consider closing our bar if that was the case. We are low risk and I think the new policy should create a section for low risk clubs, such as bowling clubs. Our current duty managers have been volunteering long hours and we are encouraging some members to complete the servewise training to ease the load. It has been working well and we are disappointed that this change is being proposed.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

No

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

not answered

|  |              |
|--|--------------|
| <b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b> | not answered |
|--|--------------|

|  |    |
|--|----|
| <b>Q7. Do you wish to attend a hearing to present your submission in person?</b> | No |
|--|----|

|  |              |
|--|--------------|
| <b>Q8. Please enter your full name</b> | not answered |
|--|--------------|

|  |              |
|--|--------------|
| <b>Q9. Please enter your email address</b> | not answered |
|--|--------------|

|                              |              |
|------------------------------|--------------|
| <b>Q10. Telephone number</b> | not answered |
|------------------------------|--------------|





**Respondent No:** 5  
**Login:** Registered

**Responded At:** Dec 04, 2024 11:20:47 am  
**Last Seen:** Dec 03, 2024 20:53:29 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

I am submitting on behalf of Temple Basin Ski Club Inc, holders of a club license in Selwyn District. This proposal would be especially onerous for us, and other sports clubs with large facilities. Our "site" is some 320 hectares of terrain. In many instances our on field manager, who is the duty manager, may be called away from the small club licenced premise inside our lodge, for situations that may take several hours to resolve such as mechanical breakdowns or injury evacs, and also for quick day-to-day tasks like greeting new arrivals of having a meeting with ski patrol. As a lean charitable operation with a lot of volunteer labour it's not practicable for us to have the duty manager stationed at all times within the licenced premise area. My suggestion is that if you have challenges with certain club premises that you are trying to solve with this new requirement, to address it with conditions on that specific licence. If you aren't trying to address any specific challenges, just dispense with this condition change as needlessly onerous.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

No

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

|   |              |
|---|--------------|
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 6  
**Login:** Registered

**Responded At:** Dec 04, 2024 11:23:59 am  
**Last Seen:** Dec 03, 2024 22:20:57 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Yes          |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 7  
**Login:** Registered

**Responded At:** Dec 04, 2024 11:41:38 am  
**Last Seen:** Dec 03, 2024 22:40:01 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Yes          |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 8

Login: Registered

Responded At: Dec 04, 2024 19:43:26 pm

Last Seen: Dec 04, 2024 06:38:15 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Yes          |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 9  
**Login:** Registered

**Responded At:** Dec 04, 2024 21:48:34 pm  
**Last Seen:** Dec 04, 2024 08:46:41 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 10  
**Login:** Registered

**Responded At:** Dec 04, 2024 21:50:05 pm  
**Last Seen:** Dec 04, 2024 08:45:37 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | not answered |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 11  
**Login:** Registered

**Responded At:** Dec 04, 2024 21:52:05 pm  
**Last Seen:** Dec 04, 2024 08:49:23 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

"Hi, I'm a life member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation."

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

Yes



Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 12  
**Login:** Registered

**Responded At:** Dec 04, 2024 22:07:45 pm  
**Last Seen:** Dec 04, 2024 08:58:13 am

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Allowance to be made for club ski fields like Temple Basin or Cheeseman and the like. These premises are reliant largely on volunteers and have limited staffing. The licence manager maybe called away at times ie: to attend to rope tows, flying fox ect. Could there be a caveat that those very remote premises have some leeway around the 'must be present at all times', to 'must be on the mountain and contactable'. To make this compulsory would place great hardship on an already tight budget. Thank you.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>Yes</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>Yes</p>   |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>Yes</p>   |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>  |
| <p><b>Q8. Please enter your full name</b></p>   | <p>not answered</p>  |

Q9. **Please enter your email address**

not answered

---

Q10. **Telephone number**

not answered

---



**Respondent No:** 13  
**Login:** Registered

**Responded At:** Dec 04, 2024 22:08:52 pm  
**Last Seen:** Dec 04, 2024 09:06:33 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, we're hoping the community might help out with a wee bit of grass roots democracy. Selwyn District Council is updating it's alcohol policies, and part of the changes will impact all the Clubbies that have a liquor licence for serving you a beer after you're done for the day, including Temple Basin. The problematic change is one that requires a duty manager to be present at all times while serving at the bar. With the shoestring operations that are usually found at the clubbies, the duty manager is often also the ski area manager or a similar position, and they might be overseeing the bar but also attending to about 100 other jobs around the field. This will be tough for Temple Basin to manage, and we think the other clubs will be in a similar situation of trying to make do with minimal labour. If you feel inspired to make a submission telling Selwyn this is a crappy idea, here is the link: <https://yoursay.selwyn.govt.nz/local-alcohol-policy>. Making a submission takes a couple of minutes - you have to make an account (booo!) and then write your feedback after selecting "other" on the relevant question. What follows is a form response that you can copy and paste or adapt in any way if you wish. Feel free to share this post elsewhere. Hi, I'm a member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

No

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

No

|   |              |
|---|--------------|
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 14  
**Login:** Registered

**Responded At:** Dec 04, 2024 22:20:01 pm  
**Last Seen:** Dec 04, 2024 09:14:00 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

not answered

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

not answered

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

not answered

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

not answered

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

not answered

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 15

Login: Registered

Responded At: Dec 04, 2024 22:30:24 pm

Last Seen: Dec 04, 2024 09:25:53 am

|   |  |
|---|--|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I'm a member of a ski club within the selwyn district, and oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.</p> |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes  |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes  |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No   |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No   |
| Q8. Please enter your full name   | not answered   |



Q9. **Please enter your email address**

not answered

---

Q10. **Telephone number**

not answered

---



**Respondent No:** 16  
**Login:** Registered

**Responded At:** Dec 04, 2024 22:45:13 pm  
**Last Seen:** Dec 04, 2024 09:37:56 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

NO! As a member of the ski clubs within the Selwyn district, I oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation. We love our club fields. They are amazing, incredibly unique places to NZ with an atmosphere, community and culture not found elsewhere - and that has existed for over 100 years! They are nonprofit, subsistence income clubs that struggle to survive as it is, and their continued existence is testament to how much they are loved by their communities. This change will have a huge negative impact on their ability to continue to operate. Please consider their rather unique situation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

|   |              |
|---|--------------|
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 17

Login: Registered

Responded At: Dec 04, 2024 22:46:25 pm

Last Seen: Dec 04, 2024 09:40:35 am

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Ski clubs are often understaffed and run by volunteers. Considering their isolation and the lack of incidents caused by alcohol consumption (compared to health and safety incidents on the ski field), it seems more important for the fostered manager to be available for changes on the field. Consider an exemption for club ski fields.</p> |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No  |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |

Q10. **Telephone number**

not answered

---



Respondent No: 18

Login: Registered

Responded At: Dec 04, 2024 23:11:22 pm

Last Seen: Dec 04, 2024 10:09:55 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 19  
**Login:** Registered

**Responded At:** Dec 04, 2024 23:11:24 pm  
**Last Seen:** Dec 04, 2024 10:07:34 am

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>No</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>No</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>No</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>No</p>  |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---





**Respondent No:** 20  
**Login:** Registered

**Responded At:** Dec 04, 2024 23:58:46 pm  
**Last Seen:** Dec 04, 2024 10:54:49 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

I am submitting on behalf of Temple Basin Ski Club Inc, holders of a club license in Selwyn District. This proposal would be especially onerous for us, and other sports clubs with large facilities. Our "site" is some 320 hectares of terrain. In many instances our on field manager, who is the duty manager, may be called away from the small club licenced premise inside our lodge, for situations that may take several hours to resolve such as mechanical breakdowns or injury evacs, and also for quick day-to-day tasks like greeting new arrivals of having a meeting with ski patrol. As a lean charitable operation with a lot of volunteer labour it's not practicable for us to have the duty manager stationed at all times within the licenced premise area. My suggestion is that if you have challenges with certain club premises that you are trying to solve with this new requirement, to address it with conditions on that specific licence. If you aren't trying to address any specific challenges, just dispense with this change as needlessly onerous.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

No

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

No

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

No

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

No

Q6. Do you support the proposal for on licences to  
implement specific measures to reduce alcohol  
harm risks such as: one-way door restrictions,  
provision of transport or information about  
transport options, restrictions on use of outdoor  
areas after a specified time.

No

---

Q7. Do you wish to attend a hearing to present your  
submission in person?

Yes

---

Q8. Please enter your full name

██████████ –

Q9. Please enter your email address

████████████████████

Q10. Telephone number

████



**Respondent No:** 21  
**Login:** Registered

**Responded At:** Dec 05, 2024 06:09:01 am  
**Last Seen:** Dec 04, 2024 17:03:12 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I'm a user of the ski clubs within the Selwyn district, and am writing to oppose the requirement for club liquor license holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation. Selwyn's club fields are a world famous, unique, jewel in your crown, and are struggling to survive. The council should be doing everything in its power to support them and help them hang on.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

No

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

|   |              |
|---|--------------|
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 22

Login: Registered

Responded At: Dec 05, 2024 07:03:11 am

Last Seen: Dec 04, 2024 18:02:06 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 23  
**Login:** Registered

**Responded At:** Dec 05, 2024 07:37:02 am  
**Last Seen:** Dec 04, 2024 18:27:01 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation. If we want to keep the ski clubs profitable & able to run for future generations this proposal will need to be rejected in their case, need to be pragmatic and keep the bar open with other staff in charge, as it works currently. Thanks.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

**Other (please use this box if you have further information you would like to include with your answer)**

If the person is new to the role then they should be trained.

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

No

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

No

|   |              |
|---|--------------|
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 24  
**Login:** Registered

**Responded At:** Dec 05, 2024 07:40:32 am  
**Last Seen:** Dec 04, 2024 18:39:18 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |





Respondent No: 25

Login: Registered

Responded At: Dec 05, 2024 08:02:39 am

Last Seen: Dec 04, 2024 18:56:05 pm

|   |  |
|---|--|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Yes, BUT with the exceptions as proposed by temple basin ski club. They obviously are in a very different situation to most places. They have a different clientele. They have minimal, if any, issues re alcohol use. Their duty manager should be able to attend to other duties if necessary, within the general area of the ski field clubrooms. This should also apply to other ski fields.</p> |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Provided it can be completed by zoom or online</p>   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes  |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes  |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes  |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No   |
| Q8. Please enter your full name   | not answered   |
| Q9. Please enter your email address   | not answered   |

Q10. **Telephone number**

not answered

---



**Respondent No:** 26  
**Login:** Registered

**Responded At:** Dec 05, 2024 08:07:20 am  
**Last Seen:** Dec 04, 2024 18:57:16 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I am a member and frequent visitor of several club ski fields in Selwyn district. I strongly oppose this policy because I am concerned that introducing this policy will make compliance from these organisations near impossible, as (largely volunteer) staff are often called away to deal with other emergencies in the realm of visitor safety, first aid, mechanical issues, etc. Requiring management to always be at the bar creates hazard because there is incentive for management to not respond to potential problems elsewhere. The facilities create minimal alcohol related harm and are very isolated. Therefore, this policy harms the community rather than helping it. If removing the policy outright is not an option, adding an exemption for ski clubs and similar operations would likely be sufficient.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

No

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 27  
**Login:** Registered

**Responded At:** Dec 05, 2024 10:03:44 am  
**Last Seen:** Dec 04, 2024 21:02:03 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |

**Respondent No:** 28**Login:** Registered**Responded At:** Dec 05, 2024 10:19:09 am**Last Seen:** Dec 04, 2024 21:15:50 pm

Q1. Do you support the proposal to require Club  
Licence holders to have a rostered manager  
present at all times during opening hours

No

Q2. Do you support the proposal to require all on-  
licence staff to complete ServeWise training  
once a year? (An on-licence is a location where  
people can buy and drink alcohol on the  
premises, but not take it away with them – such  
as a restaurant, bar or tavern).

Yes

Q3. Do you support the proposal to restrict new off  
licence premises within 150m of health facilities,  
educational premises, spiritual premises, marae  
and recreational facilities.

Yes

Q4. Do you support the proposal to extend the  
closing hours of off-licence premises to close at  
10pm (currently 9pm) .Off licence premises  
include supermarkets, wineries, taverns, stand-  
alone bottle stores, grocery stores,  
manufacturers and hotels.

Yes

Q5. Do you support the proposal for bottle stores to  
have supervised designation , requiring that  
minors do not enter bottle stores without a  
parent or legal guardian.

Yes

Q6. Do you support the proposal for on licences to  
implement specific measures to reduce alcohol  
harm risks such as: one-way door restrictions,  
provision of transport or information about  
transport options, restrictions on use of outdoor  
areas after a specified time.

Yes

Q7. Do you wish to attend a hearing to present your  
submission in person?

Yes

Q8. Please enter your full name

Jayne McKay

Q9. Please enter your email address

[REDACTED]

Q10. Telephone number

[REDACTED]



**Respondent No:** 29  
**Login:** Registered

**Responded At:** Dec 05, 2024 10:32:18 am  
**Last Seen:** Dec 04, 2024 21:25:44 pm

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No  |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I believe appropriate training is necessary, if implemented in a manner that temp staff can be inducted quickly I fully support this.</p> |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes   |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |
| Q10. Telephone number   | not answered  |



**Respondent No:** 30  
**Login:** Registered

**Responded At:** Dec 05, 2024 10:43:31 am  
**Last Seen:** Dec 04, 2024 21:41:29 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |





Respondent No: 31

Login: Registered

Responded At: Dec 05, 2024 10:44:23 am

Last Seen: Dec 04, 2024 21:43:03 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 32  
**Login:** Registered

**Responded At:** Dec 05, 2024 11:08:37 am  
**Last Seen:** Dec 04, 2024 22:06:48 pm

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>not answered</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>No</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>not answered</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>Yes</p>   |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 33  
**Login:** Registered

**Responded At:** Dec 05, 2024 11:14:02 am  
**Last Seen:** Dec 04, 2024 22:11:39 pm

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>"Hi, I'm a user of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>No</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>Yes</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>No</p>   |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 34  
**Login:** Registered

**Responded At:** Dec 05, 2024 11:52:13 am  
**Last Seen:** Dec 04, 2024 22:48:04 pm

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No  |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>- Kia ora, I'm a user of the ski clubs within the Selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes, the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. -Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.</p> |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |

Q8. Please enter your full name not answered

Q9. Please enter your email address not answered

Q10. Telephone number not answered



**Respondent No:** 35  
**Login:** Registered

**Responded At:** Dec 05, 2024 13:05:56 pm  
**Last Seen:** Dec 04, 2024 23:40:48 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

I'm a member of Lincoln Bowling Club where we currently operate our club bar with a couple of duty managers and a handful of ServiceWise trained members. I believe the requirement to have a duty manager present on club premises at all times during opening hours is unnecessary for our small club because our members are mostly senior social drinkers with a low risk of overdrinking and driving/misbehaving. I suggest adding a multi-tiered licencing requirement that can be applied to different clubs based on the size, activities, timing and demographics of the membership. Larger club memberships with a majority of members under 55 years possibly have a higher risk of alcohol issues and need tighter controls but smaller clubs like us would be disadvantaged if we had to have a duty manager on duty all the time. Aside from the social benefit of our club bar, it also provides a significant source of income for our club.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation, requiring that minors do not enter bottle stores without a parent or legal guardian.**

No



|   |              |
|---|--------------|
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 36  
**Login:** Registered

**Responded At:** Dec 05, 2024 14:39:52 pm  
**Last Seen:** Dec 05, 2024 01:38:02 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation."

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

No

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

No

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

No

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 37

Login: Registered

Responded At: Dec 05, 2024 15:21:24 pm

Last Seen: Dec 05, 2024 02:18:55 am

Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours

Yes

Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).

Yes

Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.

Yes

Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.

No

Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.

Yes

Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.

Yes

Q7. Do you wish to attend a hearing to present your submission in person?

No

Q8. Please enter your full name

not answered

Q9. Please enter your email address

not answered

Q10. Telephone number

not answered



**Respondent No:** 38  
**Login:** Registered

**Responded At:** Dec 05, 2024 15:39:13 pm  
**Last Seen:** Dec 05, 2024 02:35:49 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 39

Login: Registered

Responded At: Dec 05, 2024 17:07:59 pm

Last Seen: Dec 05, 2024 04:05:19 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 40

Login: Registered

Responded At: Dec 05, 2024 19:19:57 pm

Last Seen: Dec 05, 2024 05:56:27 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

As one of the Selwyn Club ski fields, this change will potentially cause us massive losses in revenue to the club and stop those wanting a drink being able to buy one. The club ski areas run skeleton crews and rely massively on volunteers to ensure day to day operations run smoothly. For Broken River, each year we have only 1 or 2 people with a duty manager's license on staff. We currently have no members with a duty manager's license. It would not be possible for us to always have one of our duty managers managing the point of sale at all times. Our staff regularly assume multiple roles across the ski field. They are regularly called away to complete other tasks, often to ensure the safe running of the ski area or to assist those who have hurt themselves while skiing. Given our limited staffing our duty manager's hours do not always extend enough to allow for them to always be rostered on to directly manage the taps while ensuring they get the rest time required in their contracts. We always have a duty manager on mountain however not always available at the taps. They are always instantly contactable through phone or radio to assist as needed, even outside of official work hours. If this change goes through we will regularly be unable to served alcohol throughout the day to day trippers. We will also likely be unable to sell alcohol to those staying in our overnight accommodation most nights. This change would seriously hurt club ski areas and cause major frustration for our guests, while having no benefit to reducing alcohol related harm (it may even increase it). This change may cause us to have to entirely rid of our liquor license due to the impossibilities it would enforce on us. This is despite recently investing over 20k in new equipment to serve our guest. This in turn would leave guests on our mountain drinking their own alcohol in an unsupervised manor, likely in greater quantities than are consumed currently. This change would also strongly contribute to the viability of club skiing, given how tight the budgets are for the club ski areas. This change may well cause one or more ski areas to shut down entirely due to the substantial lost revenue. Loosing club skiing (and the summer facilities the clubbies provide) would be a far greater harm to the public, than being served a beer by someone under the supervision and direction of a duty manager. This change must be entirely stopped, or at the very lease club ski areas must be entirely exempt from this requirement.

|   |              |
|---|--------------|
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |





**Respondent No:** 41  
**Login:** Registered

**Responded At:** Dec 05, 2024 19:48:40 pm  
**Last Seen:** Dec 05, 2024 06:38:59 am

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>The policy appears to lump all sports clubs into one category, regardless of sport, demographics, and location. At the Lincoln Bowling Club, we are a low risk club, and are currently able to manage our bar activities with a mixture of Duty Mgrs and ServeWise qualified helpers, all of whom are volunteers. The bar is a significant contributor to the clubs activities and revenue and we feel we would need to significantly reduce our hours of operations and restrict our availability to club members and community groups under these proposed new rules. We recommend the you create a new "low risk" social club category for sports clubs such as bowling clubs, and maintaining the current rules for these low risk clubs.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>Yes</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>not answered</p>   |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>not answered</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>not answered</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>not answered</p>   |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>   |

|  |              |
|--|--------------|
| <b>Q8. Please enter your full name</b> | not answered |
|--|--------------|

|  |              |
|--|--------------|
| <b>Q9. Please enter your email address</b> | not answered |
|--|--------------|

|                              |              |
|------------------------------|--------------|
| <b>Q10. Telephone number</b> | not answered |
|------------------------------|--------------|



**Respondent No:** 42  
**Login:** Registered

**Responded At:** Dec 05, 2024 20:07:51 pm  
**Last Seen:** Dec 05, 2024 07:03:17 am

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>Yes</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>No</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>No</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>No</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>No</p>  |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 43  
**Login:** Registered

**Responded At:** Dec 05, 2024 20:39:52 pm  
**Last Seen:** Dec 05, 2024 07:36:53 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hello I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

No

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

No

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

Yes

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 44  
**Login:** Registered

**Responded At:** Dec 05, 2024 20:41:14 pm  
**Last Seen:** Dec 05, 2024 07:37:03 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi there, I'm an avid user of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

No

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

No

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---





**Respondent No:** 45  
**Login:** Registered

**Responded At:** Dec 05, 2024 20:51:36 pm  
**Last Seen:** Dec 05, 2024 07:49:32 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 46  
**Login:** Registered

**Responded At:** Dec 05, 2024 20:58:29 pm  
**Last Seen:** Dec 05, 2024 07:56:55 am

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>No</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>not answered</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>not answered</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>not answered</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>not answered</p>  |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 47  
**Login:** Registered

**Responded At:** Dec 05, 2024 21:01:49 pm  
**Last Seen:** Dec 05, 2024 07:58:08 am

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I'm a member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>No</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>No</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>No</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>Yes</p>   |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 48

Login: Registered

Responded At: Dec 05, 2024 21:26:06 pm

Last Seen: Dec 05, 2024 08:24:53 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 49  
**Login:** Registered

**Responded At:** Dec 05, 2024 21:27:48 pm  
**Last Seen:** Dec 05, 2024 08:25:25 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

No

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

No

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

No

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

No

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---





**Respondent No:** 50  
**Login:** Registered

**Responded At:** Dec 05, 2024 22:43:07 pm  
**Last Seen:** Dec 05, 2024 09:38:53 am

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>This is an over-onerous requirement which does not apply to a large number of staff who are working at these clubs. Why should this be for all staff, and not just the ones who are approved to serve?</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>No</p>   |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>No</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>Yes</p>  |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 51  
**Login:** Registered

**Responded At:** Dec 05, 2024 23:29:55 pm  
**Last Seen:** Dec 05, 2024 10:28:02 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 52  
**Login:** Registered

**Responded At:** Dec 06, 2024 00:07:22 am  
**Last Seen:** Dec 05, 2024 11:00:34 am

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No  |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No  |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Other (please use this box if you have further information you would like to include with your answer)<br><br>If currently unable to implement these things at the on site operators discretion then yes it's a good thing but if operators are forced to do these things I'm not in favour of this |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |
| Q10. Telephone number   | not answered  |



**Respondent No:** 53  
**Login:** Registered

**Responded At:** Dec 06, 2024 02:11:08 am  
**Last Seen:** Dec 05, 2024 13:08:12 pm

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hi, I'm a user of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>Yes</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>Yes</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>Yes</p>  |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 54  
**Login:** Registered

**Responded At:** Dec 06, 2024 07:04:38 am  
**Last Seen:** Dec 05, 2024 18:00:16 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

"Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day -to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation."

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

**Other (please use this box if you have further information you would like to include with your answer)**

"Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day -to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation."

|  |  |
|--|--|
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>"Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day -to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation."</p> |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p> | <p><b>Other (please specify)</b></p> <p>"Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day -to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation."</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>"Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day -to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation."</p> |



|   |  |
|---|--|
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>"Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day -to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation."</p> |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>  |
| <p><b>Q8. Please enter your full name</b></p>   | <p>not answered</p>  |
| <p><b>Q9. Please enter your email address</b></p>   | <p>not answered</p>  |
| <p><b>Q10. Telephone number</b></p>   | <p>not answered</p>  |



**Respondent No:** 55  
**Login:** Registered

**Responded At:** Dec 06, 2024 07:11:48 am  
**Last Seen:** Dec 05, 2024 18:10:10 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 56

Login: Registered

Responded At: Dec 06, 2024 07:45:27 am

Last Seen: Dec 05, 2024 18:36:54 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 57

Login: Registered

Responded At: Dec 06, 2024 08:59:46 am

Last Seen: Dec 05, 2024 17:29:27 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 58  
**Login:** Registered

**Responded At:** Dec 06, 2024 09:19:04 am  
**Last Seen:** Dec 05, 2024 20:16:34 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 59

Login: Registered

Responded At: Dec 06, 2024 09:49:45 am

Last Seen: Dec 05, 2024 20:47:01 pm

|   |  |
|---|--|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No   |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes  |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes  |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | <p>Other (please use this box if you have further information you would like to include with your answer)</p> <p>I support most of these except the use of outdoor areas where the outdoor area is not near any other facilities or residential areas.</p> |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No   |
| Q8. Please enter your full name   | not answered   |
| Q9. Please enter your email address   | not answered   |
| Q10. Telephone number   | not answered   |



**Respondent No:** 60  
**Login:** Registered

**Responded At:** Dec 06, 2024 10:05:42 am  
**Last Seen:** Dec 05, 2024 20:56:58 pm

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hi, I'm a frequenter to ski clubs within the Selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>No</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>No</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>No</p>  |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---





Respondent No: 61

Login: Registered

Responded At: Dec 06, 2024 10:29:28 am

Last Seen: Dec 05, 2024 21:28:09 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 62  
**Login:** Registered

**Responded At:** Dec 06, 2024 11:12:38 am  
**Last Seen:** Dec 05, 2024 22:03:24 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Yes          |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 63  
**Login:** Registered

**Responded At:** Dec 06, 2024 11:44:42 am  
**Last Seen:** Dec 05, 2024 22:08:22 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

I am opposed to requiring our bowling club to have a rostered manager present at all times because our sports club, like so many, is a low risk voluntary organisation relying on many to provide a community focussed organisation. From my experience, on a normal club day, we have no more than 40 patrons, several of which only drink either soft drinks or low or zero alcohol beer. When we hold tournaments or community based functions (of which we have many as we pride ourselves in opening our club to the community) we always have a qualified manager involved, often helped by serve wise qualified personnel. Because we are a volunteer run Club with no paid staff and because our volunteers all have interests outside of bowls, such a requirement as proposed would put a huge strain on our resources, particularly as we are a community based club providing a very successful community bowls programme and social occasions for team bonding etc. This requirement would place considerable pressure on our Club as for small gatherings, say 50 persons or less may well require us to look at paying staff as we feel we would not be able to expect our Managers to attend each fixture. In fact we could see that this stringent requirement would almost certainly curtail our community outreach. We believe that the status quo requirements are all that is needed for our situation and that any change would certainly bring about changes to our community involvement. Gavin Eastwick  
 President Lincoln Bowling Club

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

|   |              |
|---|--------------|
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 64  
**Login:** Registered

**Responded At:** Dec 06, 2024 12:02:19 pm  
**Last Seen:** Dec 05, 2024 22:57:25 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I'm a user/member of the ski clubs within the Selwyn district and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

No

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

No

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 65

Login: Registered

Responded At: Dec 06, 2024 16:57:22 pm

Last Seen: Dec 06, 2024 03:56:12 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 66

Login: Registered

Responded At: Dec 06, 2024 18:36:28 pm

Last Seen: Dec 06, 2024 05:32:21 am

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No  |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Other (please use this box if you have further information you would like to include with your answer)<br>Yes around town, but no around ski club fields. |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | not answered  |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |
| Q10. Telephone number   | not answered  |





**Respondent No:** 67  
**Login:** Registered

**Responded At:** Dec 07, 2024 09:28:58 am  
**Last Seen:** Dec 06, 2024 20:25:51 pm

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>No</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>Yes</p>   |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>No</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>Yes</p>   |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 68

Login: Registered

Responded At: Dec 07, 2024 09:54:49 am

Last Seen: Dec 06, 2024 20:52:03 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 69

Login: Registered

Responded At: Dec 07, 2024 11:47:50 am

Last Seen: Dec 06, 2024 22:10:55 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

As a bar manager at a local bowling club this proposal will have a significant impact on our bar operation. Currently we have servewise trained staff plus bar managers (all volunteers) who share the bar roster duties. We schedule our servewise staff when low numbers would be present with a manager on call and our bar managers look after larger groups. Requiring a bar manager onsite all the time the bar is open will require the club to significantly reduce its bar hours to meet the new requirement. Having a bar within our club run by our volunteers enables us to keep our club subs at a reasonable level which would be impacted considerably if we had to reduce hours, or pay a bar manager to be there all the time. We would recommend a new sub category for low risk clubs such as ours maintaining the current rules. The new rules would apply to clubs deemed not low risk. We are a low risk club and we operate effectively with our current setup.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

No

**Q5. Do you support the proposal for bottle stores to have supervised designation, requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

|   |              |
|---|--------------|
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 70

Login: Registered

Responded At: Dec 07, 2024 14:28:04 pm

Last Seen: Dec 07, 2024 01:22:38 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 71  
**Login:** Registered

**Responded At:** Dec 07, 2024 15:47:20 pm  
**Last Seen:** Dec 07, 2024 02:45:33 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 72  
**Login:** Registered

**Responded At:** Dec 07, 2024 17:00:48 pm  
**Last Seen:** Dec 07, 2024 03:51:41 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

I am concerned how this could affect smaller, volunteer-run clubs, particularly the ski-field clubs. Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

**Other (please use this box if you have further information you would like to include with your answer)**

I am not really sure what is the link between an off license and certain public facilities. I think the number of off license in a single area is more something that should be managed carefully.

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

**Other (please use this box if you have further information you would like to include with your answer)**

I am not sure why a child will go into a bottle store if they can't buy anything? Seems sort of pointless.



|   |              |
|---|--------------|
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 73  
**Login:** Registered

**Responded At:** Dec 07, 2024 18:07:37 pm  
**Last Seen:** Dec 07, 2024 05:03:56 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I'm a user and member of the ski clubs within the Selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

not answered

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

not answered

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

not answered

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

not answered

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 74

Login: Registered

Responded At: Dec 08, 2024 08:45:27 am

Last Seen: Dec 07, 2024 19:41:38 pm

|   |  |
|---|--|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will make it impossible for the ski clubs to run a bar, as the duty manager will usually be busy doing a thousand other things. The clubs run on very hard work, and everybody has many roles. This is unnecessary bureaucracy, and it will kill a longstanding, vibrant ski culture.</p> |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | not answered   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | not answered   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | not answered   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | not answered   |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No   |
| Q8. Please enter your full name   | not answered   |

**Q9. Please enter your email address**

not answered

**Q10. Telephone number**

not answered



**Respondent No:** 75  
**Login:** Registered

**Responded At:** Dec 08, 2024 09:12:56 am  
**Last Seen:** Dec 07, 2024 20:03:27 pm

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>No</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>No</p>   |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>No</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>Yes</p>  |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 76  
**Login:** Registered

**Responded At:** Dec 08, 2024 09:22:21 am  
**Last Seen:** Dec 07, 2024 20:20:44 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 77**Login:** Registered**Responded At:** Dec 08, 2024 10:25:04 am**Last Seen:** Dec 07, 2024 21:22:53 pm

|   |                              |
|---|------------------------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No                           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes                          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes                          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes                          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes                          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes                          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | Yes                          |
| Q8. Please enter your full name   | William Edmond clason-thomas |
| Q9. Please enter your email address   |                              |
| Q10. Telephone number   | not answered                 |



**Respondent No:** 78  
**Login:** Registered

**Responded At:** Dec 08, 2024 10:53:09 am  
**Last Seen:** Dec 07, 2024 21:36:25 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

I do not support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours as some clubs are so small, and are open for such a short time (2-3 hours) on infrequent occasions that it is not always practical to have a duty manager present every time the bar is open. Small sports clubs are a valuable community asset and by making it difficult for them to open for a small amount of patrons who are there during club events, you are destroying the community networks they have build up over numerous years and are the fabric of small rural communities. I suggest you create a low risk category for social clubs that open infrequently and for short periods of time such as bowls clubs. This low risk category should not require a duty manager to be present at all times.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

not answered

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 79  
**Login:** Registered

**Responded At:** Dec 08, 2024 12:50:29 pm  
**Last Seen:** Dec 07, 2024 23:32:03 pm

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I don't support this. Ski Clubs (like temple basin) are small operations with few staff. The manager is often required to be away from the bar for periods throughout the day. I would encourage the people who are proposing this to consider exactly what problem they are attempting to solve and if this is actually a good way to solve it. Are there isolated scenarios where this may address issues? If so, then can this sort of thing simply be a condition of the particular license?</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Potentially. I would need to know more about the training to comment further.</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>Yes</p>   |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation, requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>  | <p>Yes</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I'm not sure.</p>  |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>  |
| <p><b>Q8. Please enter your full name</b></p>   | <p>not answered</p>  |

**Q9. Please enter your email address**

not answered

**Q10. Telephone number**

not answered



**Respondent No:** 80  
**Login:** Registered

**Responded At:** Dec 08, 2024 16:19:42 pm  
**Last Seen:** Dec 08, 2024 03:16:25 am

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hi, I'm a user of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>Yes</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>No</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>No</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>No</p>  |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 81

Login: Registered

Responded At: Dec 08, 2024 18:16:05 pm

Last Seen: Dec 08, 2024 05:11:11 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I'm a user of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

No

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

No

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

No

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

No



Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 82  
**Login:** Registered

**Responded At:** Dec 08, 2024 19:32:36 pm  
**Last Seen:** Dec 08, 2024 06:29:38 am

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I'm a user of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Don't know</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>Yes</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>No</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>Yes</p>  |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 83

Login: Registered

Responded At: Dec 08, 2024 20:15:40 pm

Last Seen: Dec 08, 2024 06:33:42 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 84  
**Login:** Registered

**Responded At:** Dec 08, 2024 21:57:05 pm  
**Last Seen:** Dec 08, 2024 08:53:46 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 85

Login: Registered

Responded At: Dec 09, 2024 07:43:54 am

Last Seen: Dec 08, 2024 18:39:54 pm

|   |  |
|---|--|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>No, I do not support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours. Whether there are 3 or 23 in the bar, for small clubs, especially those relying on volunteers, this would create unnecessary burdensome and staffing challenges. As a member of a small club, we have multiple duties to perform in the running of the club, and requiring a Bar Manager to be on-site at all times could make it difficult to manage these responsibilities effectively. In summary, a Bar Manager should be immediately available when needed, but their presence on-site for all opening times is not essential."</p> |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes  |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes  |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes  |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No   |

Q8. Please enter your full name not answered

Q9. Please enter your email address not answered

Q10. Telephone number not answered



**Respondent No:** 86  
**Login:** Registered

**Responded At:** Dec 09, 2024 09:29:17 am  
**Last Seen:** Dec 08, 2024 20:14:55 pm

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Like the LAP states for the ski club around extended hours for ski clubs. An exemption for ski clubs while they run for a solid period of time compared to a golf club or rugby club, Would generally have fully trained staff and trained volunteers, to help along side the duty manager, if the duty manager is called away for other tasks.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Depending on cost, I would have thought this training would be covered by the workplace internal policies. With the nature of restaurants having to change out staff, it's very impractical, to have this an external requirement. As the staff maybe only be employed for very short periods.</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Impractical in some places like a small town to even be 150 metres away from any of these features, like Leeston wouldn't be able to have an off licence. Due to all of those restrictions with any 150 metre radius. This should be case by case without a hard rule.</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p><b>Other (please specify)</b></p> <p>The world is a changing place and time is becoming irrelevant, within the flexible working environment. Many people work to 9pm and is impractical to get to the bottle store.</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Does it matter if they can't purchase anyway, what's the difference compared to walking pass the alcohol cabinet at home?</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Up to each premise to be able to control these requirements.</p>  |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>Yes</p>  |
| <p><b>Q8. Please enter your full name</b></p>   | <p>Thomas Stephens</p>  |



Q9. Please enter your email address

[REDACTED]

Q10. Telephone number

[REDACTED]



Respondent No: 87

Login: Registered

Responded At: Dec 09, 2024 10:31:08 am

Last Seen: Dec 08, 2024 21:23:27 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 88

Login: Registered

Responded At: Dec 09, 2024 11:14:48 am

Last Seen: Dec 08, 2024 22:13:37 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 89

Login: Registered

Responded At: Dec 09, 2024 11:29:29 am

Last Seen: Dec 08, 2024 20:47:14 pm

Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours

Yes

Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).

Yes

Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.

Yes

Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.

No

Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.

Yes

Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.

Yes

Q7. Do you wish to attend a hearing to present your submission in person?

Yes

Q8. Please enter your full name

Chantal Lauzon

Q9. Please enter your email address

[REDACTED]

Q10. Telephone number

[REDACTED]



Respondent No: 90

Login: Registered

Responded At: Dec 09, 2024 14:31:39 pm

Last Seen: Dec 09, 2024 01:27:26 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 91

Login: Registered

Responded At: Dec 09, 2024 14:36:21 pm

Last Seen: Dec 09, 2024 01:34:19 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 92  
**Login:** Registered

**Responded At:** Dec 09, 2024 17:14:20 pm  
**Last Seen:** Dec 09, 2024 04:13:20 am

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>No, I do not support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours. Whether there are 3 or 23 in the bar, for small clubs, especially those relying on volunteers, this would create unnecessary burdensome and staffing challenges. As a member of a small club, we have multiple duties to perform in the running of the club, and requiring a Bar Manager to be on-site at all times could make it difficult to manage these responsibilities effectively. In summary, a Bar Manager should be immediately available when needed, but their presence on-site for all opening times is not essential.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Not applicable</p>  |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Not applicable</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p><b>Other (please specify)</b></p> <p>Not applicable</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Not applicable</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Not applicable</p>  |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>   |

Q8. Please enter your full name not answered

Q9. Please enter your email address not answered

Q10. Telephone number not answered





**Respondent No:** 93  
**Login:** Registered

**Responded At:** Dec 09, 2024 18:17:19 pm  
**Last Seen:** Dec 09, 2024 05:15:14 am

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>"No, I do not support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours. Whether there are 3 or 23 in the bar, for small clubs, especially those relying on volunteers, this would create unnecessary burdensome and staffing challenges. As a member of a small club, we have multiple duties to perform in the running of the club, and requiring a Bar Manager to be on-site at all times could make it difficult to manage these responsibilities effectively. In summary, a Bar Manager should be immediately available when needed, but their presence on-site for all opening times is not essential."</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>No</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>No</p>   |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>No</p>   |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>   |

|  |              |
|--|--------------|
| <b>Q8. Please enter your full name</b> | not answered |
|--|--------------|

|  |              |
|--|--------------|
| <b>Q9. Please enter your email address</b> | not answered |
|--|--------------|

|                              |              |
|------------------------------|--------------|
| <b>Q10. Telephone number</b> | not answered |
|------------------------------|--------------|



**Respondent No:** 94  
**Login:** Registered

**Responded At:** Dec 09, 2024 21:50:46 pm  
**Last Seen:** Dec 09, 2024 08:49:00 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 95  
**Login:** Registered

**Responded At:** Dec 09, 2024 22:06:38 pm  
**Last Seen:** Dec 09, 2024 09:02:28 am

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Duty Manager should be in the area of the licensed area, ie within 5 minutes, not necessarily always in the service area. This allows the ski clubs to run, as the duty manager will have (several) other jobs as well, but always be close by.</p> |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No  |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |
| Q10. Telephone number   | not answered  |



Respondent No: 96

Login: Registered

Responded At: Dec 09, 2024 22:43:54 pm

Last Seen: Dec 09, 2024 09:37:03 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Mt Cheeseman operates a Club licence on the ski area based in the Craigieburn Range during the winter season which typically runs from July – September. We are disappointed to have only just recently learnt about the LAP review and the feedback period that closed on the 18 August. As a stakeholder, employer within Selwyn and a club we were not made aware of the review process and have therefore not had a chance to share our feedback until now. Also of concern is the extremely short Consultation Period from 27 November – 11 December (not even 1 month) and given the time of year with Christmas looming this feels like a very short and unfair time period for preparing and making submissions. Rostered Managers: Mt Cheeseman and many of the other club ski areas operate Club licences and minimal staffing and also rely on Volunteer labour through out their operation. Typically there will be up to 2 staff members with a duty managers certificate within the staff team and these managers will have other roles within the Club Operation. This being the case often the Duty Manager for the day may not be located directly at the point of sale as they are directing other operations on the ski area during the day or may be a rest / rostered off during the evening with in the ski Club Lodges typically where alcohol is being served. They are however always immediately contactable by radio, phone or within the Lodge during the evening and can attend to any matters arising at the bar within under 5 minutes. This has always met the current requirements of a Club licence which in follows the requirement of the act. "Club license holders are required to appoint a manager to ensure compliance with the license conditions and the Act, and to contribute to reducing alcohol-related harm. While the manager doesn't need to be on duty at all times, it's recommended to have measures in place to manage the premises when the club is open." Typically, many ski clubs for many years operated in a BYO type scenario and over the last couple of decades plus, have been actively working to reduce the harm caused by alcohol which has in turn seen Club licences issued. Putting restrictions on the requirements of duty managers to be present / on duty directly at the bar will be unrealistic and may force Clubs to abandon licences and return to patrons fending for themselves in a BYO situation which in turn will most likely see increased alcohol consumption and intoxication which doesn't really achieve the goal of the act and controls put in place by licences to reduce the harm caused by alcohol! Ski Clubs also rely on the additional income stream provided by Bar operations to compliment the operation and make the overall Club viable. With short winters, variable snow conditions and tight budgets it is imperative the Clubs can continue to operate successfully and the current model provides for that whilst also

providing a safe drinking environment for patrons. Things that make Ski Clubs different from other Clubs are: • Typically a 3 month operation rather than other clubs that would generally operate 12 month of the year. • Most ski club patrons are typically staying the evening in a Ski lodge and as part of the apre ski activities want to enjoy a drink with their evening meal and socialising. They are not jumping in a vehicle during the evening to drive home. • The lodge environment provides a safe place for everyone of all ages to enjoy whether they are consuming alcohol or not. Mt Cheeseman is against the proposed changes to the requirements for rostered managers. Maximum Trading Hours / Discretionary Conditions: The webpage also refers to "Maximum trading hours and various discretionary conditions for on-licences, off-licences, club licences and special licences" in the draft LAP. It makes no further comment about what these maximum trading hours might be or other discretionary requirements. We would be concerned that our current trading hours may be altered without any consultation or discussion and would therefore request further information on this point as to be able to make informed comment. Again ski clubs greatly differ from many other clubs by the on site accommodation they offer and the operational hours of daytime and evening activities. Comparing a ski club with the likes of a bowls club or Workingmens club is not a like for like comparison Summary: The Ski Club works hard to provide a safe and compliant environment for patrons to consume alcohol and a change to these rules, in particular the requirements of the Duty Manager, may seriously jeopardise this for the worse. The Club is not in favour of these changes and recommends the status quo is upheld. Yours sincerely Cam Lill Immediate Past President, Mountain Manager & Club Duty Manager

|   |     |
|---|-----|
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern). | No  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                | No  |

|   |              |
|---|--------------|
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 97

Login: Registered

Responded At: Dec 10, 2024 05:59:50 am

Last Seen: Dec 09, 2024 16:56:58 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

No

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

No

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

No

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

No



Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 98

Login: Registered

Responded At: Dec 10, 2024 08:02:00 am

Last Seen: Dec 09, 2024 19:00:03 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 99  
**Login:** Registered

**Responded At:** Dec 10, 2024 08:02:14 am  
**Last Seen:** Dec 09, 2024 18:59:47 pm

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>No, I do not support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours. Whether there are 3 or 23 in the bar, for small clubs, especially those relying on volunteers, this would create unnecessary burdensome and staffing challenges. As a member of a small club, we have multiple duties to perform in the running of the club, and requiring a Bar Manager to be on-site at all times could make it difficult to manage these responsibilities effectively. In summary, a Bar Manager should be immediately available when needed, but their presence on-site for all opening times is not essential.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>not answered</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>Yes</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>not answered</p>   |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>   |

|  |              |
|--|--------------|
| <b>Q8. Please enter your full name</b> | not answered |
|--|--------------|

|  |              |
|--|--------------|
| <b>Q9. Please enter your email address</b> | not answered |
|--|--------------|

|                              |              |
|------------------------------|--------------|
| <b>Q10. Telephone number</b> | not answered |
|------------------------------|--------------|



**Respondent No:** 100  
**Login:** Registered

**Responded At:** Dec 10, 2024 08:17:56 am  
**Last Seen:** Dec 09, 2024 19:15:42 pm

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>"No, I do not support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours. Whether there are 3 or 23 in the bar, for small clubs, especially those relying on volunteers, this would create unnecessary burdensome and staffing challenges. As a member of a small club, we have multiple duties to perform in the running of the club, and requiring a Bar Manager to be on-site at all times could make it difficult to manage these responsibilities effectively. In summary, a Bar Manager should be immediately available when needed, but their presence on-site for all opening times is not essential."</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>not answered</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>not answered</p>   |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>not answered</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>not answered</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>not answered</p>   |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>   |

|  |              |
|--|--------------|
| <b>Q8. Please enter your full name</b> | not answered |
|--|--------------|

|  |              |
|--|--------------|
| <b>Q9. Please enter your email address</b> | not answered |
|--|--------------|

|                              |              |
|------------------------------|--------------|
| <b>Q10. Telephone number</b> | not answered |
|------------------------------|--------------|



Respondent No: 101

Login: Registered

Responded At: Dec 10, 2024 09:12:32 am

Last Seen: Dec 09, 2024 01:27:50 am

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No  |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I support training of Staff but Servewise isn't the best available tool. Hospitality NZ provides a much more comprehensive training program called Responsible Service of Alcohol. At the very least the option should be there to complete an 'approved' training annually</p>   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No  |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>NO. All of these options are available to the DLC under the existing legislation, but they do not need to be included in an LAP where there is a risk that they will be applied more often than required. There is no evidence that policies such as one way door reduce alcohol harm and reducing harm is the primary objective of the legislation. In an LAP where hours of trade for off license is being extended the council should be careful not to implement more restrictive policies on On License. More than 80% of the volume of alcohol consumed is already purchased from off licenses and consumed in unsupervised environments. The Council should be looking for ways to support drinking in controlled environments (on premise) rather than more restrictions.</p> |
| Q7. Do you wish to attend a hearing to present your submission in person?   | Yes   |
| Q8. Please enter your full name   | Jono Alve   |

Q9. Please enter your email address

[REDACTED]

Q10. Telephone number

[REDACTED]





**Respondent No:** 102  
**Login:** Registered

**Responded At:** Dec 10, 2024 09:53:17 am  
**Last Seen:** Dec 09, 2024 20:44:49 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Hi, I'm a member of one of the ski clubs within the selwyn district (Craigieburn Valley), and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation. The ski clubs gather a small amount of revenue from bar sales, which is essential since these clubs are only marginally viable economically. Patrons are not heavy drinkers and we do not have any alcohol related harm incidents.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

**Other (please use this box if you have further information you would like to include with your answer)**

I do not have a specific opinion in addition to the views on presence of duty manager stated above

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

**Other (please use this box if you have further information you would like to include with your answer)**

I do not have a specific opinion in addition to the views on presence of duty manager stated above

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

**Other (please specify)**

I do not have a specific opinion in addition to the views on presence of duty manager stated above

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

**Other (please use this box if you have further information you would like to include with your answer)**

I do not have a specific opinion in addition to the views on presence of duty manager stated above

|   |  |
|---|--|
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I do not have a specific opinion in addition to the views on presence of duty manager stated above</p> |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>  |
| <p><b>Q8. Please enter your full name</b></p>   | <p>not answered</p>  |
| <p><b>Q9. Please enter your email address</b></p>   | <p>not answered</p>  |
| <p><b>Q10. Telephone number</b></p>   | <p>not answered</p>  |



**Respondent No:** 103  
**Login:** Registered

**Responded At:** Dec 10, 2024 12:09:36 pm  
**Last Seen:** Dec 09, 2024 22:23:55 pm

|   |  |
|---|--|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>No - as Life Member of a small Club with many members being of a more mature age, I do not support the proposal to require Club Licence Holders to have a rostered manager present during opening hours, whether there are 3 or 23 in the bar. For small clubs especially those relying on volunteers. As a small club we have multiple duties to perform in the running of the Club and requiring a Bar Manager to be on site at all times would make it difficult to manage these responsibilities effectively. Therefore, I strongly believe that the current Policy of the Bar Manager being immediately available when needed but actual presence on site at all opening times not be essential - should be retained - Robert Ireland</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>Yes</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>not answered</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>not answered</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation, requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>  | <p>Yes</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>not answered</p>  |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>  |

|                                 |              |
|---------------------------------|--------------|
| Q8. Please enter your full name | not answered |
|---------------------------------|--------------|

|                                     |              |
|-------------------------------------|--------------|
| Q9. Please enter your email address | not answered |
|-------------------------------------|--------------|

|                       |              |
|-----------------------|--------------|
| Q10. Telephone number | not answered |
|-----------------------|--------------|



**Respondent No:** 104  
**Login:** Registered

**Responded At:** Dec 10, 2024 14:18:44 pm  
**Last Seen:** Dec 10, 2024 01:16:12 am

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>No, I do not support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours. Whether there are 3 or 23 in the bar, for small clubs, especially those relying on volunteers, this would create unnecessary burdensome and staffing challenges. As a member of a small club, we have multiple duties to perform in the running of the club, and requiring a Bar Manager to be on-site at all times could make it difficult to manage these responsibilities effectively. In summary, a Bar Manager should be immediately available when needed, but their presence on-site for all opening times is not essential.</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>No</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>Yes</p>  |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>Yes</p>  |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>No</p>   |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>Yes</p>  |
| <p><b>Q7. Do you wish to attend a hearing to present your submission in person?</b></p>   | <p>No</p>   |

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 105

Login: Registered

Responded At: Dec 10, 2024 14:22:10 pm

Last Seen: Dec 10, 2024 01:05:57 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 106

Login: Registered

Responded At: Dec 10, 2024 14:26:29 pm

Last Seen: Dec 10, 2024 01:24:28 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |





Respondent No: 107

Login: Registered

Responded At: Dec 10, 2024 15:21:04 pm

Last Seen: Dec 10, 2024 02:18:04 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 108

Login: Registered

Responded At: Dec 10, 2024 15:38:15 pm

Last Seen: Dec 10, 2024 02:36:44 am

|   |                         |
|---|-------------------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Yes                     |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes                     |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes                     |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No                      |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes                     |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes                     |
| Q7. Do you wish to attend a hearing to present your submission in person?   | Yes                     |
| Q8. Please enter your full name   | Harvey Raymond Polglase |
| Q9. Please enter your email address   |                         |
| Q10. Telephone number   |                         |



Respondent No: 109

Login: Registered

Responded At: Dec 10, 2024 17:43:40 pm

Last Seen: Dec 10, 2024 04:37:47 am

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Yes   |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No  |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | <b>Other (please specify)</b><br>ABSOLUTELY NOT. Auckland has just passed their LAP and reduced hours for Off-Licence to 9pm, why would we extend ours to sit outside what seems to be the general around the country?            |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | <b>Other (please use this box if you have further information you would like to include with your answer)</b><br>This is an invalid question. Bottle Stores are already a supervised designation. As they should be.              |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | <b>Other (please use this box if you have further information you would like to include with your answer)</b><br>Again these all sound like measures that On-Premise already apply. As they should, as appropriate to each venue. |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |
| Q10. Telephone number   | not answered  |



Respondent No: 110

Login: Registered

Responded At: Dec 10, 2024 21:03:22 pm

Last Seen: Dec 10, 2024 08:01:58 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 111

Login: Registered

Responded At: Dec 10, 2024 21:06:12 pm

Last Seen: Dec 10, 2024 20:29:26 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 112

Login: Registered

Responded At: Dec 10, 2024 21:38:22 pm

Last Seen: Dec 10, 2024 08:35:43 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 113

Login: Registered

Responded At: Dec 10, 2024 22:03:18 pm

Last Seen: Dec 10, 2024 09:00:42 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |





**Respondent No:** 114  
**Login:** Registered

**Responded At:** Dec 11, 2024 11:03:00 am  
**Last Seen:** Jan 20, 2025 20:18:45 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

I support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours. There is no place in this online submission process for a submitter to comment on the changes from the current LAP to the proposed LAP - in particular the removal of the Goals from the current LAP and the weakening of the objectives in the proposed LAP. Are submitters not expected or allow to comment on these changes? The submission process is deficient. I will comment on these changes at the hearing.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

**Other (please use this box if you have further information you would like to include with your answer)**

I support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities. I would also support new off licence premises to be permitted, subject to conditions, in Neighbourhood Centre Zones (NCZ) & Local Centre Zones of the new District Plan. If this is not permitted then new premises can only be established in the centres of Selwyn's largest towns. For example Dunsandel doesn't have a TCZ nor NCZ. Does this mean a new off licence business cannot establish in Dunsandel?

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

**Other (please specify)**

No I do not support the extension of closing hours. Popular support isn't evidence that something is a good idea. Will the extended opening hour for off licence premises encourage people to travel to purchase more alcohol containing products when the driver isn't sober. Say a party runs out of beer, will a non-sober driver drive to purchase more beer. Should this be encouraged?

**Q5. Do you support the proposal for bottle stores to have supervised designation, requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes



Q6. Do you support the proposal for on licences to  
implement specific measures to reduce alcohol  
harm risks such as: one-way door restrictions,  
provision of transport or information about  
transport options, restrictions on use of outdoor  
areas after a specified time.

Yes

---

Q7. Do you wish to attend a hearing to present your  
submission in person?

Yes

---

Q8. Please enter your full name

Mark Alexander

---

Q9. Please enter your email address

[REDACTED]

Q10. Telephone number

[REDACTED]



Respondent No: 115

Login: Registered

Responded At: Dec 11, 2024 20:30:01 pm

Last Seen: Dec 11, 2024 07:26:41 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 116

Login: Registered

Responded At: Dec 12, 2024 08:31:57 am

Last Seen: Dec 11, 2024 19:29:10 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 117

Login: Registered

Responded At: Dec 12, 2024 10:28:52 am

Last Seen: Dec 11, 2024 21:26:10 pm

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>"No, I do not support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours. Whether there are 3 or 23 in the bar, for small clubs, especially those relying on volunteers, this would create unnecessary burdensome and staffing challenges. As a member of a small club, we have multiple duties to perform in the running of the club, and requiring a Bar Manager to be on-site at all times could make it difficult to manage these responsibilities effectively. In summary, a Bar Manager should be immediately available when needed, but their presence on-site for all opening times is not essential."</p> |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes   |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |

|  |              |
|--|--------------|
| <b>Q8. Please enter your full name</b> | not answered |
|--|--------------|

|  |              |
|--|--------------|
| <b>Q9. Please enter your email address</b> | not answered |
|--|--------------|

|                              |              |
|------------------------------|--------------|
| <b>Q10. Telephone number</b> | not answered |
|------------------------------|--------------|



Respondent No: 118

Login: Registered

Responded At: Dec 12, 2024 14:44:27 pm

Last Seen: Dec 12, 2024 01:43:19 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 119

Login: Registered

Responded At: Dec 12, 2024 14:54:57 pm

Last Seen: Dec 12, 2024 01:51:59 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 120

Login: Registered

Responded At: Dec 12, 2024 14:54:58 pm

Last Seen: Dec 12, 2024 01:48:24 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |





Respondent No: 121

Login: Registered

Responded At: Dec 12, 2024 16:27:32 pm

Last Seen: Dec 12, 2024 03:17:05 am

|   |  |
|---|--|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Clubs should be responsible for training 'Temporary Managers', who are listed in the relevant Club, with the support of a Licensed Bar Manager close by and available 'IF REQUIRED'.</p>   |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>This is a good option, but is it feasible?</p>   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I certainly can support a restriction with respect to schools and daycare facilities, but the rest of the proposal is reckless and will become open to abuse.</p>  |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes  |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>It is commonsense to have transport options, for example, at a Bowling Club, with the bowlers having been out in the hot sun all day. There is an increased risk of alcohol affecting individuals, but one-way door restrictions don't necessarily fit that profile, whereas a nightclub does.</p> |
| Q7. Do you wish to attend a hearing to present your submission in person?   | Yes  |
| Q8. Please enter your full name   | Kenneth James MAY  |
| Q9. Please enter your email address   | [REDACTED]   |

Q10. Telephone number



**Respondent No:** 122**Login:** Registered**Responded At:** Dec 12, 2024 17:21:06 pm**Last Seen:** Dec 12, 2024 04:11:09 am

|   |  |
|---|--|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <b>Other (please use this box if you have further information you would like to include with your answer)</b><br>Businesses that sell to the public yes Clubs and those where public not entitled to be served eg clubs no |
| <hr/>   |  |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes  |
| <hr/>   |  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes  |
| <hr/>   |  |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes  |
| <hr/>   |  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes  |
| <hr/>   |  |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes  |
| <hr/>   |  |
| Q7. Do you wish to attend a hearing to present your submission in person?   | Yes  |
| <hr/>   |  |
| Q8. Please enter your full name   | Jon Alfred Doe   |
| <hr/>   |  |
| Q9. Please enter your email address   | [REDACTED]   |
| <hr/>   |  |
| Q10. Telephone number   | [REDACTED]   |



Respondent No: 123

Login: Registered

Responded At: Dec 13, 2024 14:34:47 pm

Last Seen: Dec 13, 2024 01:33:20 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |

**Respondent No:** 124**Login:** Registered**Responded At:** Dec 13, 2024 20:11:35 pm**Last Seen:** Dec 13, 2024 07:10:03 am

Q1. Do you support the proposal to require Club  
Licence holders to have a rostered manager  
present at all times during opening hours

No

Q2. Do you support the proposal to require all on-  
licence staff to complete ServeWise training  
once a year? (An on-licence is a location where  
people can buy and drink alcohol on the  
premises, but not take it away with them – such  
as a restaurant, bar or tavern).

No

Q3. Do you support the proposal to restrict new off  
licence premises within 150m of health facilities,  
educational premises, spiritual premises, marae  
and recreational facilities.

Yes

Q4. Do you support the proposal to extend the  
closing hours of off-licence premises to close at  
10pm (currently 9pm) .Off licence premises  
include supermarkets, wineries, taverns, stand-  
alone bottle stores, grocery stores,  
manufacturers and hotels.

No

Q5. Do you support the proposal for bottle stores to  
have supervised designation , requiring that  
minors do not enter bottle stores without a  
parent or legal guardian.

No

Q6. Do you support the proposal for on licences to  
implement specific measures to reduce alcohol  
harm risks such as: one-way door restrictions,  
provision of transport or information about  
transport options, restrictions on use of outdoor  
areas after a specified time.

No

Q7. Do you wish to attend a hearing to present your  
submission in person?

Yes

Q8. Please enter your full name

Olivia Brownie

Q9. Please enter your email address

[REDACTED]

Q10. Telephone number

[REDACTED]



Respondent No: 125

Login: Registered

Responded At: Dec 13, 2024 22:12:21 pm

Last Seen: Dec 13, 2024 09:09:51 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

No

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

No

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

No

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



**Respondent No:** 126  
**Login:** Registered

**Responded At:** Dec 13, 2024 23:03:54 pm  
**Last Seen:** Dec 13, 2024 09:59:16 am

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

This bill is very problematic for club ski fields as they will find it challenging to manage having a duty manager on site at all times when alcohol is served. I am a regular visit to Temple Basin ski field and I am a trained psychologist who understands the real impacts of alcohol on society. I have never witnessed any issues in alcohol being served at the ski field and the staff are always mindful of not serving alcohol to anyone who is intoxicated to a point of not being able to manage themselves accordingly. I would support club ski fields to have rigorous rules around managing the supply of alcohol which is manageable for them given the staffing challenges. I would imagine there is a way this can be accommodated in this bill.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

No

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

Yes

**Q7. Do you wish to attend a hearing to present your submission in person?**

No



|                                 |              |
|---------------------------------|--------------|
| Q8. Please enter your full name | not answered |
|---------------------------------|--------------|

|                                     |              |
|-------------------------------------|--------------|
| Q9. Please enter your email address | not answered |
|-------------------------------------|--------------|

|                       |              |
|-----------------------|--------------|
| Q10. Telephone number | not answered |
|-----------------------|--------------|



Respondent No: 127

Login: Registered

Responded At: Dec 13, 2024 23:04:12 pm

Last Seen: Dec 13, 2024 10:01:21 am

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No  |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No  |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Other (please use this box if you have further information you would like to include with your answer)<br>Out door areas are allwase good. I do like having a transportation plan. More bike lanes as well. |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |
| Q10. Telephone number   | not answered  |



Respondent No: 128

Login: Registered

Responded At: Dec 14, 2024 01:10:05 am

Last Seen: Dec 13, 2024 12:06:56 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 129  
**Login:** Registered

**Responded At:** Dec 14, 2024 05:11:25 am  
**Last Seen:** Dec 13, 2024 19:48:11 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No           |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



**Respondent No:** 130  
**Login:** Registered

**Responded At:** Dec 14, 2024 06:58:50 am  
**Last Seen:** Dec 13, 2024 17:48:12 pm

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No  |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Other (please use this box if you have further information you would like to include with your answer)<br>Yes, provided the training continues to be free to complete |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | not answered  |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | not answered  |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |
| Q10. Telephone number   | not answered  |



Respondent No: 131

Login: Registered

Responded At: Dec 14, 2024 07:33:35 am

Last Seen: Dec 13, 2024 18:25:33 pm

|   |  |
|---|--|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Partial support - I agree to having a nominated person responsible but not a Duty Manager. This is an added expenses to train and pay for these positions within a club. Servewise should be suffice for a responsible person with a DM contactable when or if required. Your question does not state Duty Manager, in which case I would agree.</p> |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes  |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No   |
| Q7. Do you wish to attend a hearing to present your submission in person?   | Yes  |
| Q8. Please enter your full name   | Ian Shaw   |
| Q9. Please enter your email address   | [REDACTED]   |
| Q10. Telephone number   | [REDACTED]   |



**Respondent No:** 132  
**Login:** Registered

**Responded At:** Dec 14, 2024 07:42:22 am  
**Last Seen:** Dec 13, 2024 18:37:37 pm

|   |   |
|---|---|
| <p><b>Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours</b></p>  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>"Hi, I'm a user/member of the ski clubs within the selwyn district, and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during opening hours. This change will be very problematic for these community operations that rely heavily on volunteer labour, while overseeing facilities and visitor safety over hundreds of hectares. Sometimes the limited management staff can be called away to deal with mechanical breakdowns or emergencies, as well as day-to-day operations, and it seems unnecessary to cease service in such situations. Requiring a duty manager to be present at all times is overly onerous for such an operation, especially in light of the minimal alcohol related harm from these facilities and their relative isolation."</p> |
| <p><b>Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).</b></p>     | <p>No</p>   |
| <p><b>Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.</b></p>   | <p>No</p>   |
| <p><b>Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.</b></p>                    | <p>No</p>   |
| <p><b>Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.</b></p>   | <p>Yes</p>  |
| <p><b>Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.</b></p> | <p>No</p>   |

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---





Respondent No: 133

Login: Registered

Responded At: Dec 14, 2024 11:03:31 am

Last Seen: Dec 13, 2024 22:01:10 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No           |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 134

Login: Registered

Responded At: Dec 14, 2024 11:13:24 am

Last Seen: Dec 13, 2024 22:08:54 pm

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No  |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I support the staff having the training, but it may be needed only every two years.</p> |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes   |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |
| Q10. Telephone number   | not answered  |



**Respondent No:** 135  
**Login:** Registered

**Responded At:** Dec 14, 2024 14:50:38 pm  
**Last Seen:** Dec 14, 2024 01:47:08 am

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Other (please use this box if you have further information you would like to include with your answer)<br>Hi ,Im a user of the ski clubs within the Selwyn district and am writing to oppose the requirement for club liquor licence holder to have a duty manager present at all times during open hours |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No  |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes   |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | No  |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |
| Q9. Please enter your email address   | not answered  |
| Q10. Telephone number   | not answered  |



Respondent No: 136

Login: Registered

Responded At: Dec 14, 2024 15:36:42 pm

Last Seen: Dec 14, 2024 02:35:02 am

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | No           |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Yes          |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 137

Login: Registered

Responded At: Dec 15, 2024 10:37:43 am

Last Seen: Dec 14, 2024 21:35:38 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Yes          |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes          |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 138

Login: Registered

Responded At: Dec 16, 2024 11:51:42 am

Last Seen: Dec 15, 2024 22:35:40 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

I am a skier who frequents the Canterbury club fields. I believe this rule will make it challenging for those clubs to continue to conform with the requirements of their licences. Staff often wear many hats, so if the duty manager was the mountain manager, and the mountain manager is busy doing something else on the mountain (i.e. attending a helicopter rescue of a injured skier) then the bar wouldn't be able to operate. Something like a helicopter rescue could take hours to complete - and it feels unreasonable that if this occurred over the apre ski period, that the club wouldn't be able to serve a few beers to people at the end of the day. The social aspect of these clubs is critical, and the extra revenue from the bar very helpful in what can be very challenging finances

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

**Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

Yes

Q7. Do you wish to attend a hearing to present your submission in person? No

---

Q8. Please enter your full name not answered

---

Q9. Please enter your email address not answered

---

Q10. Telephone number not answered

---



Respondent No: 139

Login: Registered

Responded At: Dec 17, 2024 12:39:56 pm

Last Seen: Dec 16, 2024 23:37:28 pm

|   |              |
|---|--------------|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | No           |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | No           |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes          |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No           |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |





**Respondent No:** 140  
**Login:** Registered

**Responded At:** Dec 20, 2024 10:26:41 am  
**Last Seen:** Dec 19, 2024 21:12:26 pm

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | Other (please use this box if you have further information you would like to include with your answer)<br>Refer to written submission |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Other (please use this box if you have further information you would like to include with your answer)<br>Refer to written submission |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Other (please use this box if you have further information you would like to include with your answer)<br>Refer to written submission |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | Other (please specify)<br>Refer to written submission   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Other (please use this box if you have further information you would like to include with your answer)<br>Refer to written submission |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Other (please use this box if you have further information you would like to include with your answer)<br>Refer to written submission |
| Q7. Do you wish to attend a hearing to present your submission in person?   | Yes   |
| Q8. Please enter your full name   | Andrew Galloway   |
| Q9. Please enter your email address   | ██████████  |
| Q10. Telephone number   | ██████████  |



Respondent No: 141

Login: Registered

Responded At: Dec 23, 2024 11:22:57 am

Last Seen: Dec 22, 2024 22:07:40 pm

**Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

**Other (please use this box if you have further information you would like to include with your answer)**

Submission: Local Alcohol Policy Prepared on behalf of the Tai Tapu Bowling Club The Tai Tapu Bowling Club has around 25 members and currently operates under a club license. The club generally supports the proposed changes to the LAP as it affects clubs but draws attention to the practical difficulties faced by small clubs in respect of the proposal that a duty manager must be present on site during the trading hours where the number of patrons exceeds 20 persons. The current requirement is for a manager to be on duty; the interpretation being that a manager must be immediately available. In a practical sense, this means that the duty manager can be on an adjacent green playing bowls, or leaving the premises briefly, for example, to run an errand nearby. Recent media stories have highlighted the example of ski clubs where the duty manager might ski nearby while leaving a bar person on duty. The impact of the proposed change would prevent the duty manager leaving the immediate premises at any time where there are more than 20 patrons present. This has the potential to have a detrimental impact on small to medium-sized clubs, both hindering the practical nature of their operation and causing additional costs by having more duty managers licensed than is practical. For this reason we ask that the status quo prevails in respect of the requirement to have a manager on duty.

**Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).**

Yes

**Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes

**Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes

|   |              |
|---|--------------|
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | Yes          |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes          |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No           |
| Q8. Please enter your full name   | not answered |
| Q9. Please enter your email address   | not answered |
| Q10. Telephone number   | not answered |



Respondent No: 142

Login: Registered

Responded At: Dec 26, 2024 11:42:57 am

Last Seen: Dec 25, 2024 22:24:29 pm

|   |   |
|---|---|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>I do not support the proposal that would require Club Licence holders to have a rostered Duty Manager present on site for any occasions that the bar is open. I am a member of a bowling club that is reliant on voluntary labour from members to operate and we would find it almost impossible to meet this requirement. Our bar is only open for our members and guests to socialise after events and is used responsibly at all times. The Bar Manager is available at all times if needed but should not be required to be on site whenever the bar is open.</p> |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern).     | Yes   |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | Yes   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                    | No  |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | No  |
| Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time. | Yes   |
| Q7. Do you wish to attend a hearing to present your submission in person?   | No  |
| Q8. Please enter your full name   | not answered  |

**Q9. Please enter your email address**

not answered

**Q10. Telephone number**

not answered



Respondent No: 143

Login: Registered

Responded At: Dec 30, 2024 13:24:30 pm

Last Seen: Dec 30, 2024 00:13:17 am

- |   |  |
|---|--|
| Q1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours  | not answered   |
| Q2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year? (An on-licence is a location where people can buy and drink alcohol on the premises, but not take it away with them – such as a restaurant, bar or tavern). | <p><b>Other (please use this box if you have further information you would like to include with your answer)</b></p> <p>Hospitality New Zealand endorses Host Responsibility Training such as ServeWise, and we also provide members with free training, online "Responsible Service of Alcohol Standards", and in person Host Responsibility workshops. Training is a provision in the Sale and Supply of Alcohol Act that has to take place, therefore Hospitality New Zealand does not see the need for this to be a discretionary condition.</p> |
| Q3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.   | not answered   |
| Q4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm) .Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.                | not answered   |
| Q5. Do you support the proposal for bottle stores to have supervised designation , requiring that minors do not enter bottle stores without a parent or legal guardian.   | not answered   |

**Q6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.**

**Other (please use this box if you have further information you would like to include with your answer)**

One way door conditions - 3.3.2 b. Members of Hospitality New Zealand have raised concerns about the LAP conditions being more restrictive than the national settings, particularly where one-way door policies are introduced. One-way door policies (or lockouts as they have been called elsewhere) restrict access to on-premise licenced venues after a set time – patrons already inside can stay on until closing time but no new patrons may be admitted. One-way door policies are typically implemented in an effort to curb alcohol-related violence and crime. However, they often have an adverse impact on the viability of businesses in a precinct. There is limited empirical evidence to suggest one-way door policies notably reduces alcohol-related harm because overall foot-traffic in restricted areas reduces, and more consumption occurs in other areas outside of the area impacted by lockdowns. What is evident is the reduction in sales and subsequent impact on businesses in a lockdown area as foot traffic falls. We do not see one-way door policies as an effective way to minimise alcohol harm. In addition to potentially encouraging more off-premise drinking without restrictions, they can present safety issues where punters are left to congregate outside a premise if they can't get in, or are waiting for friends still to leave. We recommend one-way doors are removed from discretionary conditions.

**Q7. Do you wish to attend a hearing to present your submission in person?**

Yes

**Q8. Please enter your full name**

Nikki Rogers

**Q9. Please enter your email address**

[REDACTED]

**Q10. Telephone number**

[REDACTED]







## **Submission on the Selwyn District Council Local Alcohol Policy Review 2024**

31 December 2024

Kia ora

Thank you for the opportunity to provide feedback on the Selwyn District Council Draft Local Alcohol Policy.

We would like the opportunity to speak (virtually) to our submission.

If you have any questions on the comments we have included in our submission, please contact:

Andrew Galloway  
Executive Director  
Alcohol Healthwatch  
T: 021 244 7610  
E: [director@ahw.org.nz](mailto:director@ahw.org.nz)

### **About Alcohol Healthwatch**

Alcohol Healthwatch is an independent national charity working to reduce alcohol-related harm and inequities. We provide a range of regional and national health promotion services such as providing evidence-based information and advice on policy and planning matters; supporting community action projects, and coordinating networks to address alcohol-related harm such as the Fetal Alcohol Spectrum Disorder Ropu and the Cross-council Local Alcohol Policy Network.

### **General Comments**

1. Alcohol Healthwatch commends the Council on its commitment to reviewing the 2017 Local Alcohol Policy (LAP), and we wish to acknowledge the efforts of councillors and officers in conducting this review on behalf of the communities of Waikirikiri Selwyn, and the early engagement with key agents and stakeholders to inform the review of the LAP<sup>1</sup>.

***Alcohol-related harm***

2. Of all drugs available in our society, alcohol is the most harmful<sup>2</sup>. Alcohol is a leading cause of preventable death, injury and ill health in Aotearoa New Zealand and a significant contributor to the social and health inequities experienced by Māori, Pacific peoples and other impacted groups.
3. Alcohol is a component cause for more than 200 disease and injury conditions<sup>3</sup>, and is the leading behavioural risk factor for death and disability adjusted life years lost among New Zealanders aged 15 to 49 years<sup>4</sup>.
4. The cost of alcohol-related harm in Aotearoa has been estimated at over \$9.1 billion annually<sup>5</sup>. The harms are far-reaching and deeply felt by many families and communities.
5. In Canterbury, approximately 20% of people aged 15 and over report drinking at hazardous levels, with the greatest prevalence being those aged 15 to 24 years, men, Māori, Pacific peoples and those living in more deprived neighbourhoods<sup>6</sup>. Furthermore, the cost of alcohol-related harm to the region's health system estimated to be over \$62.8 million per annum.<sup>7 8</sup>

***Local Alcohol Policies***

6. We strongly believe that a LAP should not be considered in isolation, but should be seen as part of a cohesive package to reduce alcohol-related harm that includes alcohol control bylaws, alcohol licensing fees bylaws, and alcohol-related policies as well as a LAP.
7. A LAP which has the effect of reducing the overall availability of alcohol has significant potential to further minimise alcohol-related harm and improve community well-being. Measures that reduce accessibility and availability of alcohol have particular benefits for those who experience significant inequities in harm. To date, alcohol outlets in Aotearoa New Zealand have been inequitably distributed to the most deprived neighbourhoods and the unequal harms from this must be addressed<sup>9</sup>.
8. By incorporating evidence-based measures to address both the physical (location) and temporal (operating hours) availability of alcohol, a LAP can support other harm reduction interventions in the local area and assist in sending a strong signal to communities regarding the harms associated with alcohol use.

### **Specific comments**

9. Alcohol Healthwatch supports provisions in the LAP that are aligned to the object of the Sale and Supply of Alcohol Act 2012 (the Act), that reflect the needs of the community and are supported by evidence for reducing alcohol-related harm.<sup>10</sup>
10. The review of the LAP is timely and provides an opportunity for the LAP to reflect:
  - The Sale and Supply of Alcohol (Community Participation) Amendment Act 2023<sup>11</sup>,
  - The Supreme Court decision on the Auckland Council Provisional LAP<sup>12</sup>,
  - The changing environment and emerging issues in the Selwyn district since 2017,
  - The desirability of ensuring greater consistency and synergy with LAPs (and proposed LAPs) in the Canterbury region and across Aotearoa New Zealand, and
  - The growing acceptance that a LAP can provide greater certainty and clarity for the public, licensing bodies and regulatory agencies as well as licensees.

### **Policies under Section 77(1) of the Act**

#### ***Location of Premises***

##### *Section 77(1)(a) – Broad Areas*

11. A clearly articulated “broad areas” policy can complement and support other policies, including the policy on the proximity to “sensitive facilities” and proximity to other licensed premises. The 2017 LAP included a “broad areas” policy restricting new bottle stores to Business or Neighbourhood and Local Centre zones as identified in the District Plan and the Rolleston and Lincoln Structure Plans.<sup>13</sup> We note that the draft LAP has been amended to restrict the location of new bottle stores to Town Centre zones as identified in the Selwyn District Plan. We support this policy, and recommend consideration also be given to including a “broad areas” policy covering the location of new on- and club licences.

##### *Section 77(1)(b) – Proximity to Other Premises*

12. We recommend the inclusion of a mandatory policy preventing new licensed premises from being located in close proximity to other licensed premises. Setting a distance rule would address the harm associated with the clustering of premises and could see, for example, off-licensed premises prevented from being established within, say, 50<sup>14</sup> or 100<sup>15</sup> metres of an existing off-licensed premises<sup>16 17</sup>.

*Section 77(1)(c) - Proximity to Sensitive Sites*

13. We support the new policy with a distance requirement preventing new licences to be within 150 metres of a sensitive facility. If the policy is to apply only to new bottle stores (the wording is unclear), we would recommend that this provision should also apply to other new off-licences and on-licences (such as pubs, hotels, taverns, entertainment venues etc). We support the inclusion of educational facilities, spiritual facilities, marae and recreational facilities, health facilities, addiction facilities in the definition of “sensitive sites”.

*Section 77(1)(d) – Issuing of Further Licences*

14. We recommend that the Council gives consideration to restricting the issuing of new licences by capping the maximum number of licences or applying a “sinking lid” on licences, particularly in areas where licensed premises have reached saturation levels. We believe that this change would reflect community concerns and also align with research on the relationship between the proliferation of licences and accessibility to alcohol and alcohol-related harm.<sup>18 19 20</sup>

***Maximum Trading Hours***

*Section 77(1)(e) – Trading Hours*

15. Reducing trading hours is a key strategy for reducing alcohol-related harms<sup>21</sup>. Studies have shown that hazardous drinking increases with longer hours and greater availability<sup>22,23</sup>. This reality is reflected in the current trend for Councils to reduce trading hours in their LAPs, particularly for off-licences. As the vast majority of alcohol is purchased from off-licences (over 80%) and often cheaply, we strongly oppose the increase in trading hours proposed in the draft LAP and recommend that off-licence trading hours should be no greater than 9am to 9pm to reduce the opportunity of hazardous drinking and “pre loading”, “side-loading” and “post loading” and consequently lessen the incidence of other harms (assault, unintentional injury, drink driving) associated with extended trading hours<sup>24</sup>.
16. We also strongly oppose the proposed increase in trading hours for club licences and special licences, and further recommend that the opening hour for ski clubs and on-licences be later than the current 7am (which is even one hour earlier than the default national maximum in section 43 of the Act). In summary, we recommend that

consideration be given to reducing trading hours for all licence types – on, off, club and special licences.

### ***Discretionary Conditions***

#### *Section 77(1)(f) – Discretionary Conditions*

17. We support the amendments to the discretionary conditions in the current LAP, such as those that align with Crime Prevention Through Environmental Design (CPTED) principles (lighting, CCTV etc) and may ban external advertising.
18. A discretionary condition that could ban external advertising would reduce the exposure of children to alcohol-related advertising and promotions by restricting advertising or promotion of alcohol products or branding on the exterior of the premises.<sup>25</sup> Exposure to alcohol advertising is a known risk factor for alcohol-related harm, contributing to both the amount consumed and frequency of alcohol use. It works on a number of levels including normalising, glamorising, and embedding alcohol consumption into day-to-day settings. Children and young people are at a greater risk from harm as their developing cognitive skills increase their susceptibility to the influence of advertising. The University of Otago *Kids'Cam* research found that New Zealand children aged 11-13 years were exposed to alcohol marketing on average 4.5 times per day. Māori and Pacific children had levels of exposure five and three times greater than European children, respectively. Research undertaken by Alcohol Healthwatch in Tāmaki Makaurau Auckland echoes the Otago University and other studies<sup>26</sup>, and found that 56% of schools had at least one alcohol advertisement within 500 metres; 75% of alcohol advertisements were from nearby licensed premises; 63% of alcohol advertisements were near low decile schools, 66% of schools had one alcohol advertisement in the radius, with the average number of advertisements near schools was two; and 78% of the alcohol advertisements were within 400 metres of the schools.<sup>27</sup> A ban on external advertising can also support CPTED and other measures by prohibiting external signage that obscures the view into/out of the premises.
19. We recommend that additional conditions be included that could assist a District Licensing Committee (DLC) address pressing issues, such as those restricting:
  - (a) Inappropriate methods of payment, notably Buy Now, Pay Later (BNPL), as these schemes subvert established mechanisms to minimise harm to public health from alcohol by enticing the consumer with a much lower upfront price. The research shows that the use of BNPL services to purchase alcohol increases its perceived

affordability, which can lead to greater consumption and related harms. The availability of alcohol at low alcohol prices facilitates moderate drinkers becoming heavy drinkers, and heavy drinkers transitioning to dependent drinkers. The harm associated with economic accessibility and perceived affordability of alcohol is exacerbated where alcohol is readily available in store (eg outlets in close proximity<sup>28</sup>, long trading hours) and on-line (eg rapid delivery). Young adults are among the heaviest drinkers<sup>29</sup>, they are currently the main consumers of BNPL, are also likely to use rapid delivery for their purchases (often without ID checks). This makes them particularly vulnerable.

- (b) Single sales, with limitations on the sale of the sale of beer, cider, RTDs less than 500ml but higher than 5% strength kinds of alcohol sold. Single sales generally make alcohol affordable and is often linked to hazardous drinking by vulnerable people.
- (c) Remote sales/deliveries without specific conditions<sup>30</sup>, as these are of increasing concern to DLCs, regulatory agencies and the public.<sup>31</sup> Research conducted by Alcohol Healthwatch in Tāmaki Makaurau-Auckland showed that in 73% of alcohol orders did not request age verification on delivery; 49% of alcohol orders were left unattended (contactless) at the door; and 87.5% of delivery companies broke their own restricted items policy. Alcohol delivered without an ID check may make it easier for under 18 year olds to access alcohol and increases the chances of hazardous drinking.<sup>32</sup>
- (d) The sale of non-alcoholic products that pose a high risk of alcohol-related harm (risky items that encourage dangerous drinking such as beer pong cups).
- (e) Special licences for family-focussed events, namely those events where a significant proportion of attendees are aged under 18 years, in order to encourage alcohol-free events to protect children and youth in the district.

### ***One-way door restrictions***

#### *Section 77(1)(g) – One-way Door Policy*

- 20. We note the addition of a discretionary one-way door condition, but recommend a mandatory one-way door restriction for on-licensed premises (hotels, taverns/pubs and entertainment premises). One-way door restrictions would help prevent a large number of people coming out of licensed premises at the same time (as would be the case with a universal maximum closing time) and the potential for intoxicated patrons migrating between venues or interacting with others with an increased likelihood of disorder and

crime. These conditions also have the potential to reduce the burden on Police, ambulance and hospital services and can have a positive benefit for not only the patrons of premises but the community generally.

### **Conclusion**

21. Alcohol Healthwatch does not support increased trading hours proposed in the draft LAP. However, we do support those provisions in the LAP that have added additional protections for the duration of the policy to address alcohol-related harm. Strengthened measures can be effective in meeting the object of the Sale and Supply of Alcohol Act 2012 and reduce the significant burden placed on communities from alcohol-related harm.

## References

- 1 Selwyn District Council. *Have your say* survey. 18 August 2024.
- 2 Crossin R, Cleland L, Wilkins C, Rychert M, Adamson S, Potiki T, et al. The New Zealand drug harms ranking study: A multi-criteria decision analysis. *J Psychopharmacol (Oxf)*. 2023 Jun 23; 02698811231182012. Nutt DJ, King LA, Phillips LD. Drug harms in the UK: A multicriteria decision
- 3 Rehm J, Baliunas D, Borges GL, *et al*. The relation between different dimensions of alcohol consumption and burden of disease: an overview. *Addiction* 2010; **105**: 817–43.
- 4 Institute for Health Metrics and Evaluation (IHME). GBD Compare Data Visualization 2019, New Zealand. Seattle: WA: University of Washington, 2022. <https://www.healthdata.org/data-visualization/gbd-compare>
- 5 The total societal cost of alcohol harms in 2023 is approximately \$9.1 billion based on the increased risk of morbidity and mortality, with over half (\$4.8 billion) due to fetal alcohol spectrum disorder (FASD). New Zealand Institute of Economic Research (NZIER). Cost of alcohol harms in New Zealand: Updating the evidence with recent research (2024): [www.health.govt.nz/system/files/documents/publications/costs-of-alcohol-harms-in-new-zealand-2may24-v2.pdf](http://www.health.govt.nz/system/files/documents/publications/costs-of-alcohol-harms-in-new-zealand-2may24-v2.pdf).
- 6 Ministry of Health. (2021). Regional Data Explorer 2017–2020: New Zealand Health Survey: <https://minhealthnz.shinyapps.io/nz-health-survey-2017-2020-regional-update>
- 7 Slack A, Nana G. (2012). Costs of Harmful Alcohol Use in Canterbury DHB. Wellington: BERL.
- 8 Environmental Health Intelligence New Zealand. Alcohol-related harm indicators: <https://ehinz.ac.nz/indicators/alcohol-related-harm/about-alcohol-related-harm/#alcohol-related-harm-indicators>
- 9 New Zealand Law Commission. Alcohol in Our Lives: Curbing the Harm [Internet], New Zealand Law Commission, 2010. NZLC Report No.: 114: <https://www.lawcom.govt.nz/sites/default/files/projectAvailableFormats/NZLC%20R114.pdf>
- 10 Ministry of Health New Zealand. (2024). Government Policy Statement on Health 2024-27: <https://www.health.govt.nz/system/files/2024-06/government-policy-statement-on-health-2024-2027-v4.pdf>
- 11 Sale and Supply of Alcohol (Community Participation) Amendment Act 2023, No. 60: <https://www.legislation.govt.nz/act/public/2023/0060/latest/whole.html>.
- 12 Courts of New Zealand. Foodstuffs North Island Limited v Auckland Council, Woolworths New Zealand Limited and Alcohol Regulatory and Licensing Authority – SC 140/2021 [Internet]. Wellington (NZ): Supreme Court of New Zealand; 2023 [cited 2023, Sep 18]: <https://www.courtsofnz.govt.nz/cases/foodstuffs-north-island-limited-v-auckland-council-woolworths-new-zealand-limited-and-alcohol-regulatory-and-licensing-authority>. The Auckland LAP came into force 16 September and 9 December 2024.
- 13 National Planning Standards gazetted in 2019 under the Resource Management Act 1991. District plan zones are now defined as: residential, rural, commercial and mixed use, industrial, open space and recreation, coastal and special purpose.
- 14 For example, see Horowhenua District Council Local Alcohol Policy 2020 – no new licences for a bottle store within 100 metres of the boundary of other licensed premises. See also Waikato District Council PLAP 2022 (under appeal) with 5 kilometres and 1 kilometre distances.



- 15 For example, see Napier City Council and Hastings District Council Local Alcohol Policy (joint) 2019 and Hauraki District Council Local Alcohol Policy 2022.
- 16 For example, see Waikato District's LAP 2017:
  - 4.3.2. *No new on-licence for a new tavern, not being located in an area zoned under the Waikato District Plan to allow commercial activities, shall be located within five (5) kilometres of any existing tavern or hotel that holds an on-licence.*
  - 5.3.2 *No new off-licence in respect of a bottle store shall be issued for any premises located within one (1) kilometre of the legal site boundary of any existing bottle store, licensed supermarket or grocery store...*
- 17 For example, see Hauraki District Council Local Alcohol Policy 2022 – no new licenses within 50 metres of the boundary of any existing off-licence except supermarkets or grocery stores.
- 18 Cameron MP, Cochrane W, Gordon C, Livingston M. Alcohol outlet density and violence: A geographically weighted regression approach [Internet]. Drug and alcohol review. 2016;35(3):280-8: <https://doi.org/10.1111/dar.12295>
- 19 Day P, Breetzke G, Kingham S, Campbell M. Close proximity to alcohol outlets is associated with increased serious violent crime in New Zealand [Internet]. Australian and New Zealand journal of public health. 2012;36(1):48-54: <https://www.sciencedirect.com/science/article/pii/S1326020023017181?via%3Dihub>
- 20 Campbell CA, Hahn RA, Elder R, Brewer R, Chattopadhyay S, Fielding J, Naimi TS, Toomey T, Lawrence B, Middleton JC, Task Force on Community Preventive Services. The effectiveness of limiting alcohol outlet density as a means of reducing excessive alcohol consumption and alcohol-related harms [Internet]. American journal of preventive medicine. 2009;37(6):556-69: <https://doi.org/10.1016/j.amepre.2009.09.028>
- 21 Hahn RA, Kuzara JL, Elder R, Brewer R, Chattopadhyay S, Fielding J, Naimi TS, Toomey T, Middleton JC, Lawrence B, Task Force on Community Preventive Services. Effectiveness of policies restricting hours of alcohol sales in preventing excessive alcohol consumption and related harms [Internet]. American Journal of Preventive Medicine. 2010;39(6):590-604: <https://doi.org/10.1016/j.amepre.2010.09.016>.
- 22 Casswell S, Huckle T, Wall M, Yeh LC. International alcohol control study: pricing data and hours of purchase predict heavier drinking. Alcoholism: Clinical and Experimental Research [Internet]. 2014. 38(5):1425-31: <https://doi.org/10.1111/acer.12359>
- 23 Connor, J., Maclennan, B., Huckle, T., Romeo, J., Davie, G., & Kypri, K. (2021). Changes in the incidence of assault after restrictions on late-night alcohol sales in New Zealand: evaluation of a natural experiment using hospitalization and police data. *Addiction*, 116(4), 788-798.
- 24 Nepal S, Kypri K, Tekelab T, Hodder RK, Attia J, Bagade T, Chikritzhs T, Miller P. Effects of extensions and restrictions in alcohol trading hours on the incidence of assault and unintentional injury: systematic review [Internet]. Journal of studies on alcohol and drugs. 2020;81(1):5-23: <https://doi.org/10.15288/jsad.2020.81.5>
- 25 See for example Waipā District Council draft LAP 2024 clause 3.1.8(f). See also Auckland District Licensing Committee. Off-licence Premises External Advertising Practice Note. 21 July 2023: <https://www.aucklandcouncil.govt.nz/licences-regulations/business-licences/alcohol-licences-fines/docsdlcpracticenotes/dlc-practice-note-external-signage.pdf>.
- 26 Chambers T, Stanley J, Signal L, et al. Quantifying the nature and extent of children's real-time exposure to alcohol marketing in their everyday lives using wearable cameras: Children's exposure via a range of media in a range of key places. *Alcohol* 2018; 53: 626–33.

- 27 Alcohol Healthwatch. Alcohol advertising exposure near schools in Tāmaki Makaurau Auckland. July 2023: <https://www.ahw.org.nz/Portals/5/Resources/Fact%20Sheet/Alcohol-Advertising-Exposure-Near%20Schools%20in%20Tamaki%20Mak%20Auckland%20Updated%20new%20ISBN.pdf>
- 28 Ayuka F, Barnett R, Pearce J. Neighbourhood availability of alcohol outlets and hazardous alcohol consumption in New Zealand. Health & Place [Internet]. 2014;29:186-99: <https://doi.org/10.1016/j.healthplace.2014.07.002>.
- 29 Ministry of Health. Annual Update of Key Results 2020/21: New Zealand Health Survey. 2021; published online Dec 1: <https://minhealthnz.shinyapps.io/nz-health-survey-2020-21-annual-data-explorer>.
- 30 A warning label condition is increasingly common. See for example, Waipā District Council draft Local Alcohol Policy 2024 clause 3.1.8(b).
- 31 We note the inclusion of trading hours for remote sales in clause 3.2 of the draft LAP.
- 32 Sneyd, S., & Richardson, M. (2024). Online alcohol deliveries: age verification processes of online alcohol delivery companies in Auckland, New Zealand. *The New Zealand medical journal*, 137(1606), 13-21; 29 November 2024: <https://nzmj.org.nz/journal/vol-137-no-1606/online-alcohol-deliveries-age-verification-processes-of-online-alcohol-delivery-companies-in-auckland-new-zealand> and see : Sneyd, S. & Richardson, M. (2024). Alcohol Home Deliveries: age verification processes of online alcohol delivery companies in Auckland, New Zealand. Auckland, New Zealand: <https://www.ahw.org.nz/Portals/5/Resources/Documents-other/2024/Alcohol%20Home%20Deliveries%20HIGH%20DEF.pdf>.

17 December 2024

Draft Local Alcohol Policy Review  
Selwyn District Council  
PO Box 90  
**ROLLESTON 7643**



By email: [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz)

## **SUBMISSION ON THE SELWYN DISTRICT COUNCIL DRAFT LOCAL ALCOHOL POLICY**

### **Summary**

1. General Distributors Limited ("**GDL**") welcomes the opportunity to submit on the Selwyn Draft Local Alcohol Policy ("**DLAP**"). As an off-licence holder in the district, GDL has an interest in the matters raised in the DLAP.
2. GDL supports the objectives of minimising alcohol-related harm in the district and the general use of local alcohol policies as a tool for the Council to assist with the safe consumption of alcohol.
3. GDL supports the increase of maximum trading hours for off-licences to 7am to 10pm proposed in the DLAP.
4. However, GDL opposes the following amendments:
  - (a) *Discretionary conditions* – proposed policy 3.3 sets out a range of discretionary conditions for all types of licences. In GDL's experience, these conditions will be treated by agencies, members of the public and some District Licensing Committees ("**DLCs**") as mandatory. Further clarification must be provided in the LAP to ensure the correct legal test for discretionary conditions is followed by decision-makers when considering whether to impose them on a particular licence. Subject to that amendment, proposed policies 3.3.5 and 3.3.8 also require amendment (including to avoid a breach of the Privacy Act 2020 ("**Privacy Act**")).
  - (b) *Consideration of the location of premises in proximity to "high crime areas"* – proposed policy 3.1 (a) of the DLAP allows the DLC to consider whether an area is a "high crime area" when making licensing decisions. This proposed policy is unnecessary as DLCs are already enabled to consider the amenity and good order of the locality when assessing an application. Further, the term "high crime area" is not defined and it is unclear how this policy is to be applied in practice.
5. GDL wishes to be heard in relation to this submission.

### **GDL as an off-licence holder**

6. GDL is a wholly owned subsidiary of Woolworths and is responsible for operating Woolworths stores nationwide. GDL owns and operates 190 supermarkets under the Woolworths (formally operating as Countdown supermarkets) and Metro banners, and 4 "eStores" across New Zealand. Another subsidiary of Woolworths, Wholesale Distributors Limited, is the franchisor for over 70 SuperValue and FreshChoice supermarkets, which are locally owned and operated businesses.



7. As a holder of over 175 off-licences in New Zealand, GDL is an experienced licence holder and is committed to being a responsible retailer of alcohol. GDL acknowledges that it has a shared responsibility to prevent alcohol-related harm and ensure that consumption of alcohol is undertaken safely and responsibly.
8. GDL holds one off-licence in the Selwyn district for Woolworths Rolleston. The current hours for this licence are Monday to Sunday, 7am to 9pm. The store's opening hours are 7am to 10pm.

**Policy 3.1 (a): Location of premises in proximity to high crime areas**

9. Proposed policy 3.1 (a) will allow the DLC to consider whether an area is a "high crime area" when making decisions on licensing applications. The term "high crime area" is not defined in the DLAP.
10. The proposed policy is unclear. For example:
  - (a) without a definition of "high crime area" in the DLAP it is difficult to know what this is to be applied to;
  - (b) it is unclear what data may be relied upon to determine whether an area is a high crime area; and
  - (c) there is no guidance as to how the DLC is supposed to consider crime-related data and whether this is different for new or existing licences.
11. This proposed policy is also not necessary. There are mechanisms in the Sale and Supply of Alcohol Act 2012 (the "**Act**"), and a clear legal framework (including case law) for agencies and DLCs to consider the amenity and good order of the locality when assessing an application. For example, this assessment may include current and future levels of nuisance and vandalism.<sup>1</sup>
12. The standard, clear and well understood amenity and good order tests under the Act will address any concerns the Council may have in this regard. Policy 3.1 (a) will only confuse readers and users of the DLAP.
13. GDL seeks proposed policy 3.1 (a) be deleted.

**Policy 3.2: Increase in maximum trading hours**

14. Proposed policy 3.2 will increase maximum trading hours for off-licences from 7am to 9pm to 7am to 10pm. This increase in hours aligns with the opening times of Woolworths Rolleston and will improve convenience for shoppers, such as shift workers, who may purchase their groceries between 9pm and 10pm.
15. Shopper convenience is to be a material consideration in determining the reasonableness of a LAP restriction.<sup>2</sup> This is in accordance with the object of the Act. The purpose of the Act is to create a reasonable system for the sale and supply of alcohol that benefits the community as a whole.<sup>3</sup>

<sup>1</sup> Sale and Supply of Alcohol Act 2012, sections 105(h)-(i) and 106.

<sup>2</sup> *Woolworths New Zealand Limited v Auckland Council* [2023] NZHC 45 at [86].

<sup>3</sup> Sale and Supply of Alcohol Act 2012, section 3.



16. GDL supports proposed policy 3.2 to increase the maximum trading hours for off-licences.

**Policy 3.3: Discretionary conditions**

17. Proposed policy 3.3 provides a list of discretionary conditions that may be imposed where the DLC is satisfied that one or more of the conditions are relevant to an application.
18. In GDL's experience, discretionary conditions included in local alcohol policies are often interpreted by members of the public, DLCs and reporting agencies as mandatory conditions to be imposed as a matter of course on all licences.
19. This approach is unlawful and is inconsistent with section 117 of the Act. The test for discretionary conditions under section 117 requires conditions that are "reasonable" and not inconsistent with the Act.<sup>4</sup> This is a fact specific and objective assessment to be weighed against all relevant considerations. The law is clear that this assessment is an application specific enquiry to be done on a case-by-case basis in relation to the relevant store. Therefore, if a store does not engage in a practice, then it is inappropriate to impose a condition controlling this.
20. When assessing whether a discretionary condition should be imposed for a particular application, it must first be established the condition is consistent with the Act. Then an assessment of reasonableness should be conducted based on the following principles:<sup>5</sup>
  - (a) identifying a risk which it seeks to abate, or a benefit which it seeks to secure;
  - (b) ensuring that risk or benefit is consistent with the purpose and object of the Act, and not inconsistent with the Act in its entirety;
  - (c) considering all relevant circumstances;
  - (d) weighing the risk to be abated, or the benefit to be secured, against the relevant circumstances as identified; and
  - (e) ensuring the condition is a proportionate response, as opposed to an absolute prohibition or "a condition which secured a benefit or abated a disbenefit only marginally".
21. The inclusion of discretionary condition policies in a local alcohol policy does not give the DLC the ability to enforce those conditions by default. When determining an application, DLCs must apply the correct legal tests, including considering the contextual evidence relating to discretionary conditions in that particular case.
22. The DLAP currently includes some brief wording at the start of proposed policy 3.3 regarding section 117 of the Act and how these conditions should be treated through the implementation of the DLAP.
23. While this is a start, further clarity is required. This wording should be amended as follows (amendments are shown in red underline and deletions are shown in red ~~strike through~~):

<sup>4</sup> *Christchurch Medical Officer of Health v J & G Vaudrey* [2015] NZHC 2749 at [101] – [102].

<sup>5</sup> *Christchurch Medical Officer of Health v J & G Vaudrey* [2015] NZHC 2749 at [104]; affirmed in *J & C Vaudrey v Canterbury Medical Officer of Health* [2016] NZCA 539.



~~Note:~~ Section 117 of the Sale and Supply of Alcohol Act 2012, allows the DLC to include any ~~other~~ reasonable conditions ~~that are not in~~ consistent with the Act. There are also a number of mandatory conditions outlined in the Act that must be imposed. However, for the avoidance of doubt the suggested discretionary conditions in this section are not mandatory and should not be automatically imposed as a matter of course.

Where the DLC is satisfied that one or more of the following discretionary matters are relevant to an application, the DLC must consider, in the context of the application before them, whether the condition is not inconsistent with the Act and is reasonable. When undertaking this assessment, the DLC must consider the specific risks the condition seeks to abate, or benefit to be secured, then weigh the risk / benefit against all relevant circumstances. The condition must be a proportionate response and should not secure a benefit or abate a disbenefit only marginally.

24. Subject to the above amendments, we make the following submissions on two "discretionary" conditions in particular.

*Proposed policy 3.3.5 – Training*

25. The sub-heading for proposed policy 3.3.5 appears to suggest it is intended for all licences. However, the term "bar staff" indicates this policy is aimed at on-licences with bar facilities.
26. A "bar" is defined in the DLAP as part of a hotel or tavern used principally or exclusively for the sale or consumption of alcohol. If this policy is to be included in the DLAP, GDL seeks the following amendment:

**Training for ~~all~~ on-licences**

All bar staff, including certified manager must complete Serve-Wise, or other approved training no less than once a year.

*Proposed policy 3.3.8 – CCTV*

27. Proposed policy 3.3.8 allows for the following discretionary conditions in relation to CCTV. Subparagraph (c) enables the recordings to be provided to a Police Officer or Inspector if requested.
28. Proposed policy 3.3.8 (c) is unlawful, and would put the licence-holder in breach of the Privacy Act. This is because it is inevitable that most CCTV footage required by the Police or an Inspector will contain "personal information". Personal information is information about an identifiable individual.<sup>6</sup>
29. Information Privacy Principle 11 ("IPP 11") in section 22 of the Privacy Act restricts an agency that holds personal information from disclosing any personal information unless certain grounds arise. One of those grounds includes "to avoid prejudice to the maintenance of the law by any public sector agency, including prejudice to the prevention, detection, investigation, prosecution and punishment of offences".
30. The courts and Office of the Privacy Commissioner are clear that, in order to disclose information to a law enforcement agency and comply with IPP 11, an agency that holds

<sup>6</sup> Privacy Act 2020, section 7.



personal information needs to satisfy itself, in each instance, that disclosure of the personal information is "necessary" for the prevention, detection, investigation, prosecution and punishment of an offence.<sup>7</sup> In each case therefore, the agency that holds personal information must satisfy itself as to whether the disclosure of the information is "necessary." In other words, an agency that holds personal information cannot simply provide CCTV footage "on request". To do so would be a breach of the Privacy Act.

31. If the agency that holds personal information fails to meet its obligations under the Privacy Act, it can be liable to claims in the courts or the Human Rights Review Tribunal.
32. Proposed policy 3.3.8 must be amended as follows:

**CCTV**

- a. CCTV is installed in suitable locations to monitor areas which are not easily or not continuously monitored by staff. The areas that must be covered by the CCTV, such as entry and exit points, footpaths that are immediately adjacent to the premises, main areas accessed by patrons.
- b. Customers are aware of the CCTV system.
- c. ~~Recordings made may be provided to a Police Officer or Inspector if requested.~~

**Relief sought**

33. GDL respectfully seeks the following relief:
  - (a) an increase to the maximum trading hours for off-licences to 7am to 10pm;
  - (b) amendments to proposed policy 3.3 make clear the scope and purpose of lawful discretionary conditions; and
  - (c) amendments to proposed policies 3.3.5 and 3.3.8.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Paul Radich".

Paul Radich

**General Distributors Limited**

---

<sup>7</sup> *R v Alsford* [2017] NZSC 42 at [32] and [139].

## Susan Atherton

---

**From:** admin@lincolngolf.co.nz  
**Sent:** Tuesday, 7 January 2025 4:08 PM  
**To:** Susan Atherton  
**Subject:** Proposed Alcohol Rule Change

Hi Susan

I am the Club Administrator at Lincoln Golf Club and am also one of their Duty Managers (DM). I responded on-line to the submission regarding the proposed change requiring a Duty Manager to be on site at all times when the bar is open.

Our club response was a resounding 'NO' to the proposed change and I do recognise that the time has passed to make a verbal presentation so I thought I would at least write to you at the earliest opportunity to outline our clubs feelings on this matter.

The question asked in the public response questionnaire was completely out of context and we can see how most answers would support the proposed change. However, with a bit of context and in particular to the way clubs run their bars then we feel responses would change accordingly.

We have worked very hard in the last 12 months to ensure we have an adequate number of DM's (9) that will allow us to open the bar to serve members and meet the requirements of the current Act. We take this responsibility seriously. The Chief Licensing Inspector (Malcolm Johnston) will attest to this.

Our DM's are first and foremost golfers who volunteer their time to undertake DM duties when required. They do this on the proviso they can also play a round of golf even when the bar is open, and they are the rostered DM.

The proposed changes will certainly affect their attitude for the future – why would I as a DM give up my prime purpose of being a club member (to play golf) to be in the club house as DM because the bar is open? I am available should this be necessary as I am out on the course.

It should also be noted that we do not sell alcohol to the general public, and we are very strict on this. Sales are made to members who have played that day. We know who they are, and the club has never had and never will have a problem in this regard.

We can understand having such a change for pubs/bars but this should NOT apply to clubs. The ramifications of such a change will be:

- a) Members will not volunteer for such roles
- b) Clubs will have no option but to keep their bar closed until such a time as the DM is in the club house.
- c) Clubs will likely lose revenue as a result
- d) This will put significant pressure on clubs necessitating increases in club membership fees and this is the last thing a club wants or should do.

As stated, we know we may be a bit late in responding – always a problem at this time of year - but wanted to ensure you at least take some time to understand this issue from our club perspective and oppose any change that tightens licensing requirements beyond what is currently in place. The current regime works well for us and should not be changed.



Thank you for at least reading and considering our point of view and if you wish to discuss further, please do not hesitate to contact me.

Regards  
Mike Baker  
Club Administrator  
Lincoln Golf Club  
027 2297777

---

**Submission**

**by**



**to the**

**Selwyn District Council**

**on the**

**Proposed Draft Local Alcohol Policy (LAP)**

**11 December 2024**

## **ABOUT SUPER LIQUOR**

Super Liquor is a New Zealand alcohol retail franchise with over 180 stores, from Kaitaia in the North to Invercargill in the South. Each store is a locally owned and operated business operating under a franchise agreement with Super Liquor. Each franchisee receives the benefits of and honours the obligations of participating in the Super Liquor branded system. The Super Liquor franchisee offer is based on creating a long-term sustainable retail business.

Super Liquor franchisees represent a broad spectrum of small and medium sized businesses situated in both urban and rural locations. Franchisees pride themselves on being part of the communities they serve. Super Liquor has a co-operative group culture.

Super Liquor has two stores in the Selwyn District, these being, Super Liquor Leeston and Super Liquor Lincoln.

Super Liquor Holdings has completed the online survey and has been granted permission to submit a written document to explain our position in several areas not covered in the survey

### Questions from the 'Have Your Say' online survey:

- 1. Do you support the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours**

Yes – we support this condition.

- 2. Do you support the proposal to require all on-licence staff to complete ServeWise training once a year?**

Yes – we support this condition.

- 3. Do you support the proposal to restrict new off licence premises within 150m of health facilities, educational premises, spiritual premises, marae and recreational facilities.**

Yes, we support this condition providing that any restrictions are applied consistently to all off premise licences (Supermarkets, clubs holding off licences, bottle stores etc). We also request that current licence holders are not negatively impacted if they choose to sell their business. In this instance, a licence would not be deemed to be new, if the licence falls within the 150m allowed.

- 4. Do you support the proposal to extend the closing hours of off-licence premises to close at 10pm (currently 9pm). Off licence premises include supermarkets, wineries, taverns, stand-alone bottle stores, grocery stores, manufacturers and hotels.**

Yes – we support this condition.

- 5. Do you support the proposal for bottle stores to have supervised designation, requiring that minors do not enter bottle stores without a parent or legal guardian.**

Yes – we support this condition.

6. Do you support the proposal for on licences to implement specific measures to reduce alcohol harm risks such as: one-way door restrictions, provision of transport or information about transport options, restrictions on use of outdoor areas after a specified time.

Yes – we support this condition.

**The following is additional information on the proposed Draft LAP**

**3.1(b) Location of Licenced Premises**

The draft LAP states that new standalone bottle stores will only be issued for a business that locates in Town Centre Zones. We believe this policy of allowing bottle stores in Town Centre Zones only, is too restrictive and each licence application should be judged on its merit. We would like this condition to be changed to incorporate neighbourhood centres (of 6-15 stores), business and commercial zones/areas.

**3.3 Discretionary Conditions:**

**3.3.6 External Alcohol Advertising to be ceased**

*We ask that the Council provides more clarity around the point. For example:*

- i) Is the intention of this condition - that stores cannot display product and price;*
- ii) We assume that brand names, that include the word liquor, are OK (eg. Super Liquor);*
- iii) Are lifestyle images allowed that show the consumption of alcohol?*

*We also note that the Draft LAP does not have a similar condition for on premise licences. For example, young people can walk home from school past pubs, cafés and restaurants displaying outdoor signage with alcohol branding, alcohol-branded sun umbrellas and signs promoting happy hours and consumers drinking alcohol in garden bars etc that often border sensitive sites. We believe a level playing field is warranted here.*

Thank you for allowing Super Liquor to present a submission. I would like the opportunity to talk to this submission at your upcoming meeting.

Kind regards



Greg Hoar  
National Operations Manager  
Super Liquor Holdings Ltd  
Mob: 0272666828  
greg@superliquor.co.nz

## **Submission to the Selwyn District Alcohol Licensing Authority**

### **Review Committee**

My name is Graeme Andrew Wright and I am a member of the Board of Management for the West Melton Bowling Club and one of three Bar Managers at the club. I reside in the Selwyn District.

**Along with the club president, Syd Horgan, we wish to speak to our submission at the review hearing.**

I, and the club members whose signature and addresses appear below, do not support the proposed requirement for licensed clubs to have a bar manager on the premises at all times when alcohol is being served.

Our club has less than seventy members, and relies on volunteers to operate the bar. On some evenings, for instance on the women's competition evenings, there can be less than fifteen members at the club. Of those fifteen approximately half would have a wine or an RTD. On those nights the bar takings are usually less than \$50.

On the men's competition nights there is normally around 30 members present in the bar, and the bar takings on those nights are usually around \$150. That equates to less than \$6 per person. This clearly indicates that alcohol consumption at the club is not excessive.

I believe the above would resonate throughout the private bowling clubs in the Selwyn area.

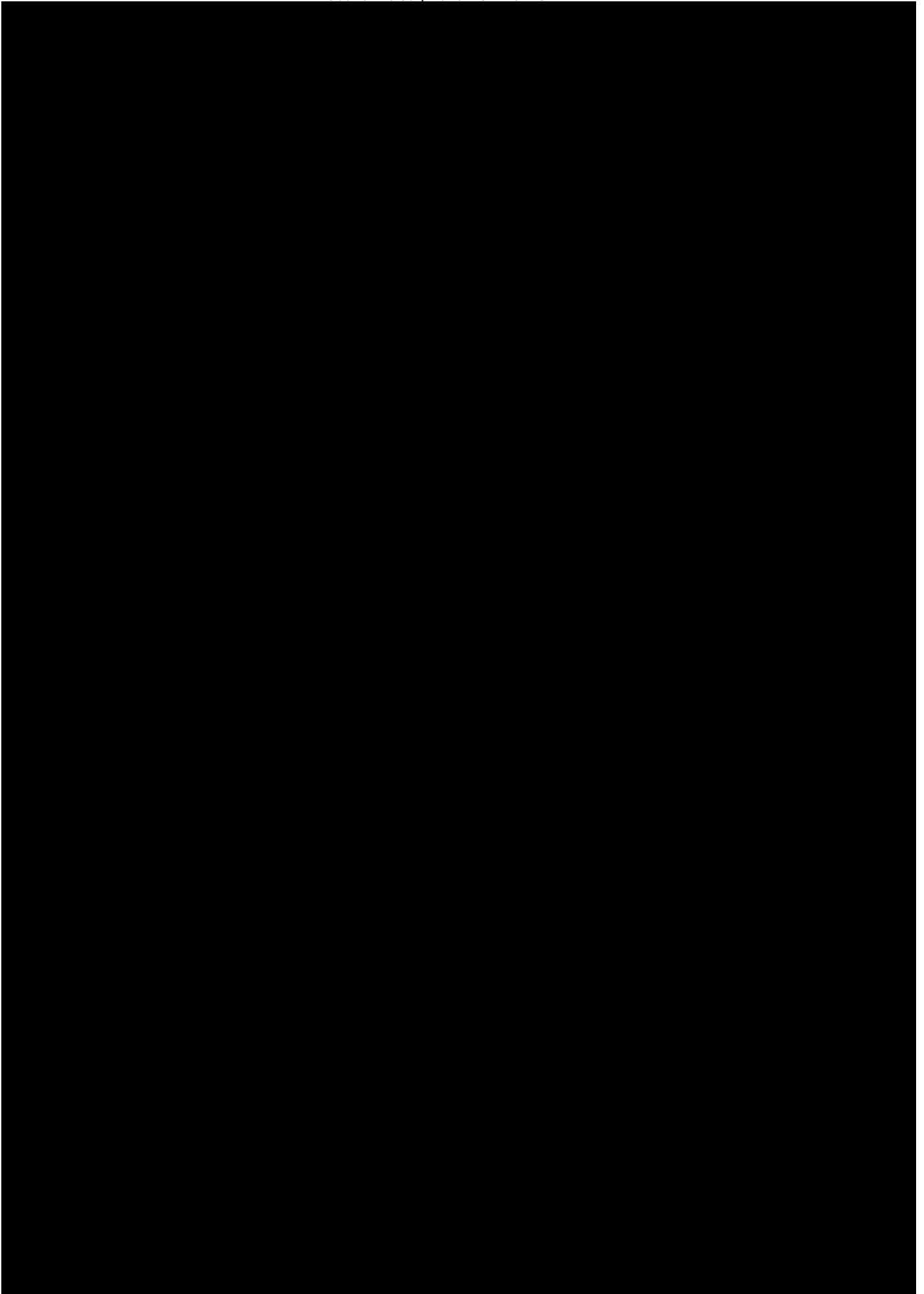
Through illness one of our bar managers has had to withdraw permanently from our roster which leaves us with two bar managers. On any given week we can have five afternoons/evenings when the bar is open. To ask two bar managers, who also have other duties in and around the club, to be present every time the bar is open is unreasonable and totally unnecessary.

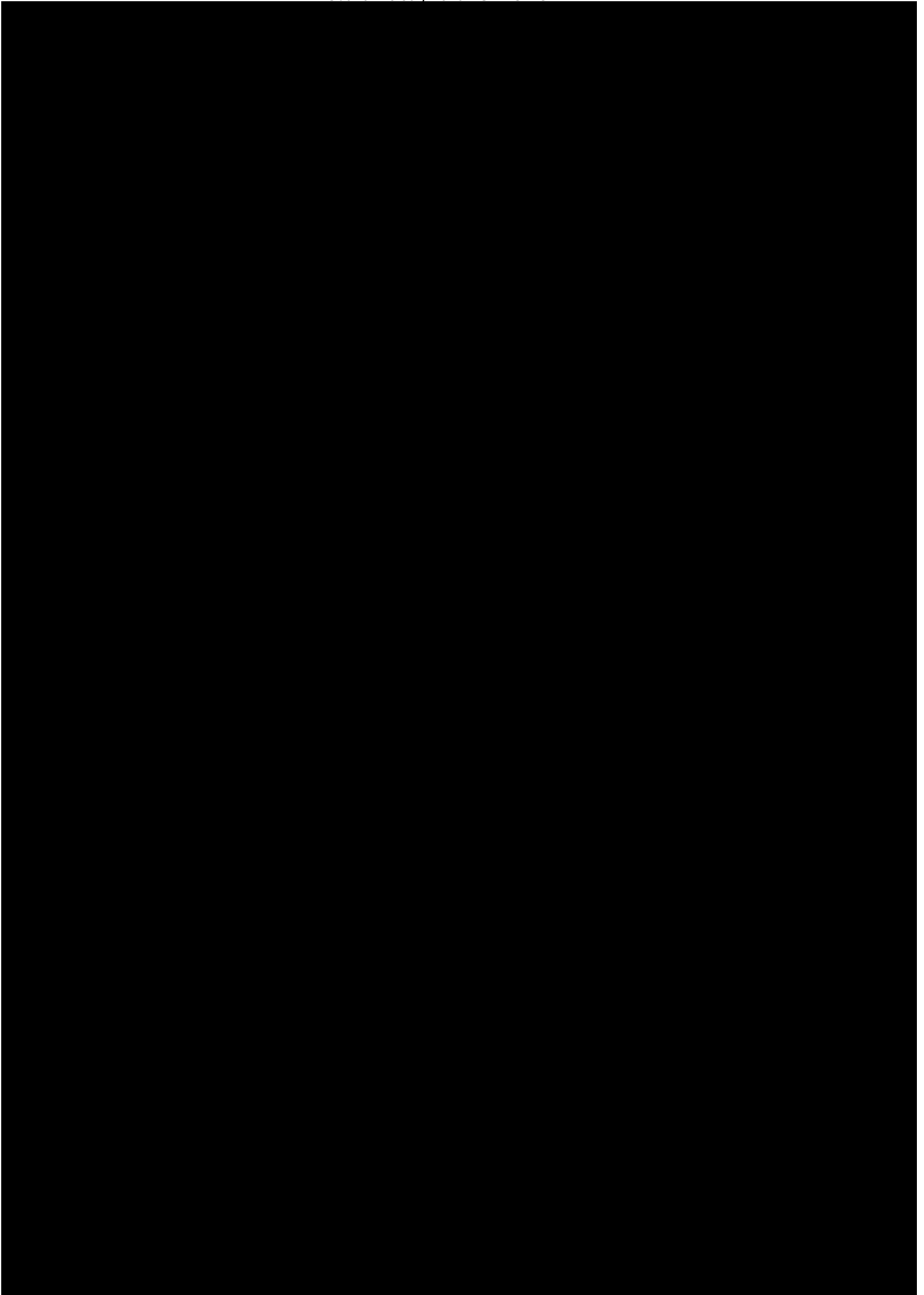
At all times a bar manager can be contacted by phone and be at the bar within a short period of time.

I am hopeful that common sense prevails, and the current requirements remain in place.

Graeme Wright  
1415 Coal Track Road, Greendale.  
Phone 0272002839  
Email: gamtwright028@gmail.com

**We the following, attached, being members of the West Melton Bowling Club, support the retaining of the existing bar manager provisions and ask that each signature below be taken as an individual submission against the proposal.**







Pegasus House  
401 Madras Street  
PO Box 741, Christchurch 8140

P: (03) 379 1739 | F: (03) 365 5977  
[www.pegasus.health.nz](http://www.pegasus.health.nz)  
[info@pegasus.org.nz](mailto:info@pegasus.org.nz)

19 December 2024

Selwyn District Council  
2 Norman Kirk Drive  
Rolleston

Tēnā koutou

### **Submission on the Local Alcohol Policy Review**

Thank you for the opportunity to submit on the Selwyn District Council Local Alcohol Policy (LAP) Review. This submission has been compiled by Pegasus Health, the largest primary health organisation (PHO) in Waitaha Canterbury, which includes general practices in Waikirikiri Selwyn.

Pegasus Health has 97 general practice members with over 490,000 or about 85% of enrolled patients in our region. In Selwyn district, there are seven Pegasus general practices, which have just over 50,000 enrolled patients. Our busy 24 Hour Surgery and these practices regularly care for people whose health and wellbeing are negatively harmed by alcohol.

Pegasus Health has collaborated with the National Public Health Service Te Waipounamu in the writing of this submission.

### ***Alcohol-related harm***

Alcohol-related harm can be broadly defined as both direct and indirect harm to an individual, society or the community caused by the excessive or inappropriate consumption of alcohol and it has many health, social and justice consequences.<sup>[1]</sup>

The legal definition of alcohol-related harm in the Sale and Supply of Alcohol Act (2012) is similarly broad - *the harm caused by the excessive or inappropriate consumption of alcohol; and includes (i) any crime, damage, death, disease, disorderly behaviour, illness, or injury, directly or indirectly caused, or directly or indirectly contributed to, by the excessive or inappropriate consumption of alcohol; and (ii) any harm to society generally or the community, directly or indirectly caused, or directly or indirectly contributed to, by any crime, damage, death, disease, disorderly behaviour, illness, or injury of a kind described in subparagraph (i).*

Alcohol causes more harm than any other drug in Aotearoa New Zealand.<sup>[2]</sup> It causes significant harm to individuals, whānau and communities and is a key driver of health and social inequities.<sup>[3]</sup> It is estimated that alcohol harm costs New Zealand \$9.1 billion each year (\$4.8 billion of this is due to foetal alcohol spectrum disorder).<sup>[4]</sup>



Recent New Zealand research shows that in 2018 alcohol caused an estimated 901 deaths (cancers contributed the greatest number of these deaths, at 376, followed by injuries, at 296), 1,250 cancers (13% [n=464] of breast cancers and 12.6% [n=401] of colorectal cancers were attributed to alcohol), 29,282 hospitalisations (injuries accounted for 44% of these), 49,742 Disability Adjusted Life Years, and 128,963 Accident Compensation Corporation claims.<sup>[5]</sup>

Alcohol is now much more widely available and accessible than in the past. Just under 20% of people in Canterbury over the age of 15 years report drinking at a level that is hazardous to their health.<sup>[6]</sup> This equates to more than 100,000 people in our region who are considered hazardous drinkers. The more alcohol that is consumed, the greater the risk of alcohol-related diseases and injuries, which result in preventable costs to the health, social development, and justice systems. In 2011, alcohol-related harm was estimated to cost the Canterbury health system \$62.8 million per year.<sup>[7]</sup>

Alcohol harm is not equitably distributed among Canterbury residents. Hazardous drinking and heavy episodic drinking are most prevalent among those aged 15 to 24 years, men, Māori, Pacific peoples and those living in more deprived neighbourhoods.<sup>[8]</sup> The resulting health inequities are particularly evident at a national level, where the death rate attributable to alcohol is more than twice as high for Māori than non-Māori.<sup>[9][10]</sup>

People living in rural areas are more likely to have consumed alcohol in the last week, less likely to drink within the recommended daily and weekly limits, and less likely to follow low-risk drinking advice than people living in urban (non-rural) areas.<sup>[11]</sup>

Over the period from 2016 to 2018, the rate of hospitalisations in the Selwyn District that were wholly attributable to alcohol was 64.1 per 100,000 population aged 15 years and over (crude rate including ED visits over 3 hours).<sup>[12]</sup> It should be noted that these numbers only capture hospitalisations related to chronic drinking and do not include admissions related to acute intoxication, injuries or for other medical conditions related to alcohol use such as cancers.

The current government has prioritised addressing alcohol-related harm, evidenced by alcohol being one of the five key modifiable risk factors in the Government Policy Statement on Health 2024 – 2027.<sup>[13]</sup>

### **Comments on the LAP Review**

Pegasus Health supports the review of Council's Local Alcohol Policy (LAP). LAPs are an important tool to help minimise alcohol-related harm in the community, and a review of existing policy provides an important opportunity to ensure its provisions align with both community values and emerging evidence on the effectiveness of measures which can be included in the policy. There is international and national evidence to support effectiveness of the policy measures often included in local alcohol policies, such as reducing the availability of alcohol and limiting alcohol advertising.<sup>[14]</sup>

Our comments are ordered according to the sections in the Selwyn District's Draft Local Alcohol Policy (LAP) Review document.

#### **3.1. Location of licensed premises**

##### **3.1.b Stand-alone bottle stores**

Pegasus Health supports the proposal to only grant new licences for new bottle stores for businesses located in Town Centre Zones as identified in the Selwyn District Plan. This will restrict the location of bottle stores to areas where there are mostly commercial activities.

### **3.1.c Location relating to sensitive sites**

We support the proposal to not grant new licenses for bottle stores within 150 metres of sensitive sites and recommend that this proposal is extended to include all on and off license types. Increased proximity to alcohol outlets is associated with increased harm from alcohol.<sup>[15]</sup> Adopting proximity controls around sensitive sites will help reduce exposure to advertising and accessibility of alcohol for vulnerable population groups that frequent sensitive sites. For example, hazardous drinking among past-year drinkers in the Canterbury region is most prevalent among young adults aged 15 to 24.<sup>[16]</sup> Therefore, restricting licensed premises around schools is likely to have positive outcomes for youth who are disproportionately affected by hazardous drinking. Protecting users of sensitive sites can assist in addressing their disproportionate and inequitable exposure to alcohol and experience of alcohol harms.

### **Trading hours**

Pegasus Health does not support extending trading hours for off-licenses or club licenses.

Longer trading hours increase alcohol consumption and can help create and sustain hazardous drinking behaviours. Evidence supports reducing trading hours as an effective policy measure for reducing the availability of alcohol and alcohol harm.<sup>[17]</sup><sup>[18]</sup> For example, in New Zealand, reduced trading hours have been shown to result in a reduction in Police-documented nocturnal assaults.<sup>[19]</sup>

### **Off-license**

Pegasus Health does not support extending the opening hours of off-license premises to 10.00pm. We recommend that Council maintains the current closing time for off-licenses of 9.00pm.

In New Zealand, over 75% of total alcohol consumed is from off-licences, and 72% of drinking occasions among high-risk drinkers occur at locations other than on-licensed premises.<sup>[20]</sup> Most alcohol-related harm is associated with off-licences, therefore we recommend giving priority to restricting the availability of alcohol through off-licenses in order to reduce alcohol-related harm.

### **Remote seller**

We support the inclusion of maximum trading hours for remote sellers in the LAP. Consistent with off-licenses, we recommend the closing time for remote sellers also be 9.00pm.

### **On-license**

Pegasus Health does not support the 7.00am opening time for on-licences. This is one hour earlier than default national maximum trading hours in section 43 of the Sale and Supply of Alcohol Act. We recommend that the policy should adhere to an 8.00am opening time. This would not only be consistent with the Act but also with most LAPs throughout Aotearoa New Zealand. The majority of LAPs permit on-licensed premises to start trading between 8.00am and 10.00am.<sup>[21]</sup>

### **Ski club license**

We also support the proposed closing time of 9.00pm for ski club licenses, on Monday to Thursday. We further recommend that Council considers lowering closing hours for ski club licences over the rest of the week (in line with other club licences). The current hours permit ski club licences to sell alcohol from 7.00am to 1.00am the following day seven days a week. The remote locations of ski club licences mean that instances of alcohol harm requiring urgent medical attention, such as injuries, may be more difficult to manage in terms of emergency medical care.

### **Special license**

We recommend that Council adds more information to the table in this section to clarify the policies for frequency of events. For example, the following addition could be added to each premise type in the table: *“An on-site special licence will allow for a maximum of 10 events in 6 months or a maximum of 20 events per calendar year.”*

### **Further comments and recommendations**

We note that the “Local Alcohol Policy Review” page on the Your Say website says that the LAP has specific conditions for on-licences and special licences such as provision of transport or information about transport options. However, the draft LAP does not include a specific proposal about provision of transport, or information about transport options.

Pegasus Health recommends that the LAP includes a provision to address alcohol licence density in the Selwyn District by setting a minimum distance to other licensed premises or introducing a cap on number of licenses within a specific area. Reducing the density of alcohol outlets is an effective measure for reducing the availability of alcohol and alcohol harm.<sup>[22] [23]</sup> In 2019, there were 20 total licences per 10,000 population in the Selwyn District, and this figure has increased since 2016.<sup>[24]</sup> It is of concern that the proposal for all new bottle stores to be in Town Centre Zones may lead to increase in licence density in these areas.

We recommend that Selwyn Council consider adding a discretionary condition under Section 3.3 of the LAP that prohibits the use of ‘buy now, pay later’ (BNPL) services at licenced premises. BNPL services are known to increase the economic accessibility of alcohol and may lead to increased alcohol use and harm, as well as financial hardship for vulnerable populations.<sup>[25] [26]</sup>

### **Conclusion**

Thank you for the opportunity to submit on the Selwyn District Council Local Alcohol Policy Review.

We trust the Council will reduce alcohol harms for our community and health sector by strategically limiting the operation of alcohol sales in the Selwyn District.



Kim Sinclair-Morris  
**Chief Executive Officer**

- <sup>1</sup> New Zealand Law Commission. (2010). *Alcohol in our lives: curbing the harm*. NZLC R114. Wellington: New Zealand Law Commission. <https://www.lawcom.govt.nz/sites/default/files/projectAvailableFormats/NZLC%20R114.pdf>
- <sup>2</sup> Crossin, R., Cleland, L., Wilkins, C., Rychert, M., Adamson, S., Potiki, T., ... & Boden, J. (2023). The New Zealand drug harms ranking study: A multi-criteria decision analysis. *Journal of Psychopharmacology*, 37(9), 891-903.
- <sup>3</sup> New Zealand Law Commission. (2010). *Alcohol in our lives: curbing the harm*. NZLC R114. Wellington: New Zealand Law Commission. <https://www.lawcom.govt.nz/sites/default/files/projectAvailableFormats/NZLC%20R114.pdf>
- <sup>4</sup> NZIER. (2024). *Costs of alcohol harms in New Zealand: Updating the evidence with recent research*. A report for the Ministry of Health. Accessed from: <https://www.health.govt.nz/system/files/2024-06/costs-of-alcohol-harms-in-new-zealand-2may24-v2.docx>
- <sup>5</sup> Chambers T., Mizdrak A., Jones A.C., Davies, A. Sher, A. (2024). Estimated alcohol-attributable health burden in Aotearoa New Zealand. Wellington, New Zealand. Accessed from: <https://www.hpa.org.nz/sites/default/files/Alcohol%20Attributable%20Fractions%20report%20-%20finalF.pdf>
- <sup>6</sup> Ministry of Health. (2021). Regional Data Explorer 2017–2020: New Zealand Health Survey. Accessed from: <https://minhealthnz.shinyapps.io/nz-health-survey-2017-2020-regional-update>
- <sup>7</sup> Slack A, Nana G. (2012). *Costs of Harmful Alcohol Use in Canterbury DHB*. Wellington: BERL.
- <sup>8</sup> Ministry of Health. (2021). Regional Data Explorer 2017–2020: New Zealand Health Survey. Accessed from: <https://minhealthnz.shinyapps.io/nz-health-survey-2017-2020-regional-update>
- <sup>9</sup> Chambers T., Mizdrak A., Jones A.C., Davies, A. Sher, A. (2024). Estimated alcohol-attributable health burden in Aotearoa New Zealand. Wellington, New Zealand. Accessed from: <https://www.hpa.org.nz/sites/default/files/Alcohol%20Attributable%20Fractions%20report%20-%20finalF.pdf>
- <sup>10</sup> Randerson S, Wright K, Connor J. (2024). Local alcohol policies: What's the opportunity to reduce harm. Public Health Communication Centre Aotearoa. 23 October. Accessed from: <https://www.phcc.org.nz/briefing/local-alcohol-policies-whats-opportunity-reduce-harm>
- <sup>11</sup> Nielsen. (2021). *Alcohol Use in New Zealand Survey (AUiNZ) 2019/20: High-level results*. Wellington: Te Hīringa Hauora. Accessed from: <https://www.hpa.org.nz/research-library/research-publications/alcohol-use-in-new-zealand-survey-auinz-2019-20-%E2%80%93-high-level-results-2019-20>
- <sup>12</sup> Environmental Health Intelligence New Zealand. Alcohol-related harm indicators. Accessed from: <https://ehinz.ac.nz/indicators/alcohol-related-harm/about-alcohol-related-harm/#alcohol-related-harm-indicators>
- <sup>13</sup> Ministry of Health New Zealand. (2024). *Government Policy Statement on Health 2024-27*. Accessed from <https://www.health.govt.nz/system/files/2024-06/government-policy-statement-on-health-2024-2027-v4.pdf>
- <sup>14</sup> World Health Organization. (2024). The SAFER initiative: A world free from alcohol related harm. Accessed from: <https://www.who.int/initiatives/SAFER>
- <sup>15</sup> Hobbs, M., Marek, L., Wiki, J., Campbell, M., Deng, B. Y., Sharpe, H., ... & Kingham, S. (2020). Close proximity to alcohol outlets is associated with increased crime and hazardous drinking: Pooled nationally representative data from New Zealand. *Health & Place*, 65, 102397.
- <sup>16</sup> Ministry of Health. (2021). Regional Data Explorer 2017–2020: New Zealand Health Survey. Accessed from: <https://minhealthnz.shinyapps.io/nz-health-survey-2017-2020-regional-update>
- <sup>17</sup> Popova, S., Giesbrecht, N., Bekmuradov, D., & Patra, J. (2009). Hours and days of sale and density of alcohol outlets: impacts on alcohol consumption and damage: a systematic review. *Alcohol & Alcoholism*, 44(5), 500-516.
- <sup>18</sup> Sanchez-Ramirez, D. C., & Voaklander, D. (2018). The impact of policies regulating alcohol trading hours and days on specific alcohol-related harms: a systematic review. *Injury prevention*, 24(1), 94-100.
- <sup>19</sup> Connor, J., MacLennan, B., Huckle, T., Romeo, J., Davie, G., & Kypri, K. (2021). Changes in the incidence of assault after restrictions on late-night alcohol sales in New Zealand: evaluation of a natural experiment using hospitalization and police data. *Addiction*, 116(4), 788-798.
- <sup>20</sup> Torney, A., Room, R., Jiang, H., Huckle, T., Holmes, J., & Callinan, S. (2024). Where do high-risk drinking occasions occur more often? A cross-sectional, cross-country study. *Drug and alcohol review*.
- <sup>21</sup> Jackson, N., & Robertson, H. (2017). *A Review of Territorial Authority Progress Towards Local Alcohol Policy Development* (2nd edition). Auckland: Alcohol Healthwatch. Accessed from: [https://www.ahw.org.nz/Portals/5/Resources/Documents-other/2017/LAPReport\\_2017\\_FINALWEB%20%2819\\_1\\_18%29.pdf](https://www.ahw.org.nz/Portals/5/Resources/Documents-other/2017/LAPReport_2017_FINALWEB%20%2819_1_18%29.pdf)
- <sup>22</sup> Campbell, C. A., Hahn, R. A., Elder, R., Brewer, R., Chattopadhyay, S., Fielding, J., ... & Task Force on Community Preventive Services. (2009). The effectiveness of limiting alcohol outlet density as a means of reducing excessive alcohol consumption and alcohol-related harms. *American journal of preventive medicine*, 37(6), 556-569.
- <sup>23</sup> Sher, A., Stockwell, T., Chikritzhs, T., Andréasson, S., Angus, C., Gripenberg, J., ... & Woods, J. (2018). Alcohol consumption and the physical availability of take-away alcohol: systematic reviews and meta-analyses of the days and hours of sale and outlet density. *Journal of studies on alcohol and drugs*, 79(1), 58-67.
- <sup>24</sup> Canterbury Wellbeing Index. Alcohol licenses. Accessed from: <https://www.canterburywellbeing.org.nz/our-wellbeing/environment/alcohol-licences/#:~:text=In%202019%2C%20Christchurch%20City%20had,District%209.2%2F10%2C000%20in%202019>.
- <sup>25</sup> Alcohol Healthwatch. (2019). Submission to the Ministry of Business, Innovation & Employment on the Buy-Now, Pay-Later discussion document. Accessed from: <https://www.mbie.govt.nz/dmsdocument/18960-alcohol-healthwatch-buy-now-pay-later-submission-pdf>
- <sup>26</sup> O'Brien, L., Ramsay, I., & Ali, P. (2024). Innovation, disruption and consumer harm in the buy now pay later industry: An empirical study. *University of New South Wales Law Journal*, 47(2).

10 December 2024

Selwyn District Council  
 2 Norman Kirk Drive  
 Rolleston

Tēnā koutou

## Submission on the Local Alcohol Policy Review

1. Thank you for the opportunity to submit on the Local Alcohol Policy Review. This submission has been compiled by the National Public Health Service (NPHS) Te Waipounamu region, Health New Zealand – Te Whatu Ora. NPHS Te Waipounamu services the South Island including Waikirikiriri Selwyn.
2. NPHS recognises its responsibilities to improve, promote and protect the health of people and communities of Aotearoa New Zealand under the Pae Ora (Healthy Futures) Act 2022 and the Health Act 1956.
3. Pae Ora requires the health sector to protect and promote healthy communities and health equity across different population groups by working together with multiple sectors to address the determinants of health.
4. This submission sets out matters of interest and concern to NPHS Te Waipounamu, and our recommendations are based on evidence about public health and equity.

## General Comments

### Determinants of health

5. Health and wellbeing are influenced by a wide range of factors, often referred to as the 'determinants of health'.<sup>1</sup> A multisectoral approach to improving health outcomes is important, because many levers to influence health outcomes sit outside the health system.
6. Health outcomes are influenced by commercial determinants of health. Commercial determinants of health are private sector activities that relate to the production, marketing, distribution, and sale of goods and services. The alcohol industry operates as a key commercial determinant of health; its actions contribute to alcohol consumption and result in a range of health and social harms. Commercial determinants can contribute to the development of non-communicable diseases, such as cancer, obesity and cardiovascular disease.<sup>2</sup>

<sup>1</sup> Public Health Advisory Committee. (2004). *The Health of People and Communities. A Way Forward: Public Policy and the Economic Determinants of Health*. Public Health Advisory Committee.  
[https://mohlibrary.softlinkhosting.co.nz:443/liberty/OpacLogin?mode=BASIC&openDetail=true&corporation=default\\_corp&action=search&queryTerm=uuid%3D%225e0914be0a5a01e27fd294000051624%22&editionUuid=5e0914be0a5a01e27fd294000051624&operator=OR&url=%2Fopac%2Fsearch.do](https://mohlibrary.softlinkhosting.co.nz:443/liberty/OpacLogin?mode=BASIC&openDetail=true&corporation=default_corp&action=search&queryTerm=uuid%3D%225e0914be0a5a01e27fd294000051624%22&editionUuid=5e0914be0a5a01e27fd294000051624&operator=OR&url=%2Fopac%2Fsearch.do)

<sup>2</sup> Institute of Public Health. (2024). *Commercial Determinants of Health*. Accessed from: <https://www.publichealth.ie/commercial-determinants-health>

### **Alcohol-related harm**

7. Alcohol-related harm can be broadly defined as both direct and indirect harm to an individual, society or the community caused by the excessive or inappropriate consumption of alcohol and it has many health, social and justice consequences.<sup>3</sup>
8. The legal definition of alcohol-related harm in the Sale and Supply of Alcohol Act (2012) is similarly broad - *the harm caused by the excessive or inappropriate consumption of alcohol; and includes (i) any crime, damage, death, disease, disorderly behaviour, illness, or injury, directly or indirectly caused, or directly or indirectly contributed to, by the excessive or inappropriate consumption of alcohol; and (ii) any harm to society generally or the community, directly or indirectly caused, or directly or indirectly contributed to, by any crime, damage, death, disease, disorderly behaviour, illness, or injury of a kind described in subparagraph (i).*
9. Alcohol causes more harm than any other drug in Aotearoa New Zealand.<sup>4</sup> It causes significant harm to individuals, whānau and communities and is a key driver of health and social inequities.<sup>5</sup> It is estimated that alcohol harm costs New Zealand \$9.1 billion each year (\$4.8 billion of this is due to foetal alcohol spectrum disorder).<sup>6</sup>
10. Recent New Zealand research shows that in 2018 alcohol caused an estimated 901 deaths (cancers contributed the greatest number of these deaths, at 376, followed by injuries, at 296), 1,250 cancers (13% [n=464] of breast cancers and 12.6% [n=401] of colorectal cancers were attributed to alcohol), 29,282 hospitalisations (injuries accounted for 44% of these), 49,742 Disability Adjusted Life Years, and 128,963 Accident Compensation Corporation claims.<sup>7</sup>
11. Alcohol is now much more widely available and accessible than in the past. Just under 20% of people in Canterbury over the age of 15 years report drinking at a level that is hazardous to their health.<sup>8</sup> This equates to more than 100,000 people in our region who are considered hazardous drinkers. The more alcohol that is consumed, the greater the risk of alcohol-related diseases and injuries, which result in preventable costs to the health, social development, and justice systems. In 2011, alcohol-related harm was estimated to cost the Canterbury health system \$62.8 million per year.<sup>9</sup>
12. Alcohol harm is not equitably distributed among Canterbury residents. Hazardous drinking and heavy episodic drinking are most prevalent among those aged 15 to 24 years, men,

<sup>3</sup> New Zealand Law Commission. (2010). *Alcohol in our lives: curbing the harm*. NZLC R114. Wellington: New Zealand Law Commission.  
<https://www.lawcom.govt.nz/sites/default/files/projectAvailableFormats/NZLC%20R114.pdf>

<sup>4</sup> Crossin, R., Cleland, L., Wilkins, C., Rychert, M., Adamson, S., Potiki, T., ... & Boden, J. (2023). The New Zealand drug harms ranking study: A multi-criteria decision analysis. *Journal of Psychopharmacology*, 37(9), 891-903.

<sup>5</sup> New Zealand Law Commission. (2010). *Alcohol in our lives: curbing the harm*. NZLC R114. Wellington: New Zealand Law Commission.  
<https://www.lawcom.govt.nz/sites/default/files/projectAvailableFormats/NZLC%20R114.pdf>

<sup>6</sup> NZIER. (2024). *Costs of alcohol harms in New Zealand: Updating the evidence with recent research*. A report for the Ministry of Health. Accessed from:  
<https://www.health.govt.nz/system/files/2024-06/costs-of-alcohol-harms-in-new-zealand-2may24-v2.docx>

<sup>7</sup> Chambers T., Mizdrak A., Jones A.C., Davies, A. Sherk, A. (2024). Estimated alcohol-attributable health burden in Aotearoa New Zealand. Wellington, New Zealand. Accessed from: <https://www.hpa.org.nz/sites/default/files/Alcohol%20Attributable%20Fractions%20report%20-%20finalF.pdf>

<sup>8</sup> Ministry of Health. (2021). Regional Data Explorer 2017–2020: New Zealand Health Survey. Accessed from: <https://minhealthnz.shinyapps.io/nz-health-survey-2017-2020-regional-update>

<sup>9</sup> Slack A, Nana G. (2012). Costs of Harmful Alcohol Use in Canterbury DHB. Wellington: BERL.



Māori, Pacific peoples and those living in more deprived neighbourhoods.<sup>10</sup> The resulting health inequities are particularly evident at a national level, where the death rate attributable to alcohol is more than twice as high for Māori than non-Māori.<sup>11 12</sup>

13. People living in rural areas are more likely to have consumed alcohol in the last week, less likely to drink within the recommended daily and weekly limits, and less likely to follow low-risk drinking advice than people living in urban (non-rural) areas.<sup>13</sup>
14. Over the period from 2016 to 2018, the rate of hospitalisations in the Selwyn District that were wholly attributable to alcohol was 64.1 per 100,000 population aged 15 years and over (crude rate including ED visits over 3 hours).<sup>14</sup> It should be noted that these numbers only capture hospitalisations related to chronic drinking and do not include admissions related to acute intoxication, injuries or for other medical conditions related to alcohol use such as cancers.
15. The current government has placed great importance on addressing alcohol-related harm, evidenced by the fact that alcohol is one of the five modifiable risk factors prioritised in the Government Policy Statement on Health 2024 – 2027.<sup>15</sup>

## Specific Comments

16. We support the review of Council's Local Alcohol Policy. Local Alcohol Policies are an important tool to help minimise alcohol-related harm in the community, and a review of existing policy provides an important opportunity to ensure its provisions align with both community values and emerging evidence on the effectiveness of measures which can be included in the policy. There is international and national evidence to support effectiveness of the policy measures often included in local alcohol policies, such as reducing the availability of alcohol and limiting alcohol advertising.<sup>16</sup>
17. Our comments are ordered according to the sections in the Selwyn District's Draft Local Alcohol Policy (LAP) Review document.

### 3.1. Location of licensed premises

#### 3.1.b Stand-alone bottle stores

18. NPHS Te Waipounamu supports the proposal to only grant new licences for new bottle stores for businesses located in Town Centre Zones as identified in the Selwyn District Plan. This will restrict the location of bottle stores to areas where there are mostly commercial activities.

<sup>10</sup> Ministry of Health. (2021). Regional Data Explorer 2017–2020: New Zealand Health Survey. Accessed from: <https://minhealthnz.shinyapps.io/nz-health-survey-2017-2020-regional-update>

<sup>11</sup> Chambers T., Mizdrak A., Jones A.C., Davies, A. Sher, A. (2024). Estimated alcohol-attributable health burden in Aotearoa New Zealand. Wellington, New Zealand. Accessed from: <https://www.hpa.org.nz/sites/default/files/Alcohol%20Attributable%20Fractions%20report%20-%20finalF.pdf>

<sup>12</sup> Randerson S, Wright K, Connor J. (2024). Local alcohol policies: What's the opportunity to reduce harm. Public Health Communication Centre Aotearoa. 23 October. Accessed from: <https://www.phcc.org.nz/briefing/local-alcohol-policies-whats-opportunity-reduce-harm>

<sup>13</sup> Nielsen. (2021). Alcohol Use in New Zealand Survey (AUINZ) 2019/20: High-level results. Wellington: Te Hīringa Hauora. Accessed from: <https://www.hpa.org.nz/research-library/research-publications/alcohol-use-in-new-zealand-survey-auinz-2019-20-%E2%80%93-high-level-results-2019-20>

<sup>14</sup> Environmental Health Intelligence New Zealand. Alcohol-related harm indicators. Accessed from: <https://ehinz.ac.nz/indicators/alcohol-related-harm/about-alcohol-related-harm/#alcohol-related-harm-indicators>

<sup>15</sup> Ministry of Health New Zealand. (2024). Government Policy Statement on Health 2024–27. Accessed from <https://www.health.govt.nz/system/files/2024-06/government-policy-statement-on-health-2024-2027-v4.pdf>

<sup>16</sup> World Health Organization. (2024). The SAFER initiative: A world free from alcohol related harm. Accessed from: <https://www.who.int/initiatives/SAFER>

19. NPHS Te Waipounamu recommends that a map of Town Centre Zones is included in the LAP to make it clear where new licenses for bottle stores are permitted.

### 3.1.c Location relating to sensitive sites

20. NPHS Te Waipounamu recommends that Council reviews the wording of this policy to clarify the license types this policy applies to. The wording of the first sentence implies that the policy may apply to a wide range of license types (*"With the exception of restaurants, cafes, and special licences..."*). However, the intent of this policy seems to be to restrict the location of stand-alone bottle stores in relation to sensitive sites. We note that the online survey question asks respondents whether they support the proposal to restrict new off-license premises within 150m of sensitive sites, which suggests that this policy applies to all off-license types.

21. We support the proposal to not grant new licenses for bottle stores within 150 metres of sensitive sites, and we recommend that this proposal is extended to include all on and off license types. There is a strong association between alcohol outlet proximity and alcohol harm (increased proximity increases harm).<sup>17</sup> Adopting proximity controls around sensitive sites will help to reduce exposure to advertising and accessibility of alcohol for vulnerable population groups that frequent sensitive sites. For example, hazardous drinking among past-year drinkers in the Canterbury region is most prevalent among young adults aged 15 to 24.<sup>18</sup> Therefore, restricting licensed premises around schools would have positive outcomes for youth who are disproportionately affected by hazardous drinking. Protecting users of sensitive sites can assist in addressing their disproportionate and inequitable exposure to alcohol and experience of alcohol harms.

## 3.2 Trading hours

22. NPHS Te Waipounamu does not support extending the trading hours for off-licenses or club licenses.
23. Longer trading hours increase alcohol consumption and can help create and sustain hazardous drinking behaviours. Evidence supports reducing trading hours as an effective policy measure for reducing the availability of alcohol and alcohol harm.<sup>19 20</sup> For example, in New Zealand, reduced trading hours have been shown to result in a reduction in Police-documented nocturnal assaults.<sup>21</sup>

### Off-license

24. NPHS Te Waipounamu does not support extending the opening hours of off-license premises to 10.00pm. We recommend that Council maintains the current closing time for off-licenses of 9.00pm.

<sup>17</sup> Hobbs, M., Marek, L., Wiki, J., Campbell, M., Deng, B. Y., Sharpe, H., ... & Kingham, S. (2020). Close proximity to alcohol outlets is associated with increased crime and hazardous drinking: Pooled nationally representative data from New Zealand. *Health & Place*, 65, 102397.

<sup>18</sup> Ministry of Health. (2021). Regional Data Explorer 2017–2020: New Zealand Health Survey. Accessed from: <https://minhealthnz.shinyapps.io/nz-health-survey-2017-2020-regional-update>

<sup>19</sup> Popova, S., Giesbrecht, N., Bekmuradov, D., & Patra, J. (2009). Hours and days of sale and density of alcohol outlets: impacts on alcohol consumption and damage: a systematic review. *Alcohol & Alcoholism*, 44(5), 500-516.

<sup>20</sup> Sanchez-Ramirez, D. C., & Voaklander, D. (2018). The impact of policies regulating alcohol trading hours and days on specific alcohol-related harms: a systematic review. *Injury prevention*, 24(1), 94-100.

<sup>21</sup> Connor, J., MacLennan, B., Huckle, T., Romeo, J., Davie, G., & Kypri, K. (2021). Changes in the incidence of assault after restrictions on late-night alcohol sales in New Zealand: evaluation of a natural experiment using hospitalization and police data. *Addiction*, 116(4), 788-798.



25. In New Zealand, over 75% of total alcohol consumed is from off-licences, and 72% of drinking occasions among high-risk drinkers occur at locations other than on-licensed premises.<sup>22</sup> Most alcohol-related harm is associated with off-licences, therefore we recommend giving priority to restricting the availability of alcohol through off-licenses in order to reduce alcohol-related harm.

*Remote seller*

26. We support the inclusion of maximum trading hours for remote sellers in the LAP. As stated above (at paragraph 24) regarding off-licenses, we recommend the closing time for remote sellers also be 9.00pm.

*On-license*

27. NPHS Te Waipounamu does not support the 7.00am opening time for on-licences. This is one hour earlier than default national maximum trading hours in section 43 of the Sale and Supply of Alcohol Act. We recommend that the policy should adhere to an 8.00am opening time. This would not only be consistent with the Act but also with most LAPs throughout Aotearoa New Zealand. The majority of LAPs permit on-licensed premises to start trading between 8.00am and 10.00am.<sup>23</sup>

*Ski club license*

28. NPHS Te Waipounamu supports the proposed closing time of 9.00pm for ski club licenses, on Monday to Thursday. We further recommend that Council considers lowering closing hours for ski club licences over the rest of the week (in line with other club licences). The current hours permit ski club licences to sell alcohol from 7.00am to 1.00am the following day seven days a week. The remote locations of ski club licences mean that instances of alcohol harm requiring urgent medical attention, such as injuries, may be more difficult to manage in terms of emergency medical care.

*Special license*

29. We recommend that Council adds more information to the table in this section to clarify the policies for frequency of events. For example, the following addition could be added to each premise type in the table: "An on-site special licence will allow for a maximum of 10 events in 6 months or a maximum of 20 events per calendar year."

### **3.3 Discretionary conditions**

#### *3.3.1 Off-licenses*

30. NPHS Te Waipounamu supports the proposal for bottle stores to have supervised designation, requiring that minors do not enter bottle stores without a parent or legal guardian.

#### *3.3.2 On-licenses*

31. We support the proposal to require all on-licence staff to complete ServeWise training once a year.
32. We support the proposal for one-way door conditions for premises holding on-licenses.

<sup>22</sup> Torney, A., Room, R., Jiang, H., Huckle, T., Holmes, J., & Callinan, S. (2024). Where do high-risk drinking occasions occur more often? A cross-sectional, cross-country study. *Drug and alcohol review*.

<sup>23</sup> Jackson, N., & Robertson, H. (2017). A Review of Territorial Authority Progress Towards Local Alcohol Policy Development (2nd edition). Auckland: Alcohol Healthwatch. Accessed from: [https://www.ahw.org.nz/Portals/5/Resources/Documents-other/2017/LAPReport\\_2017\\_FINALWEB%20%2819\\_1\\_18%29.pdf](https://www.ahw.org.nz/Portals/5/Resources/Documents-other/2017/LAPReport_2017_FINALWEB%20%2819_1_18%29.pdf)

### 3.3.3 Club licenses

33. NPHS Te Waipounamu supports the proposal to require Club Licence holders to have a rostered manager present at all times during opening hours. We note that the Local Alcohol Policy Review" page on the Your Say website says that it is proposed that club license holders will be required to have rostered manager present at all times during opening hours, however the draft LAP says "...where the number of patrons exceeds 20 persons." This implies that rostered managers will not be present at all times and we recommend that this be clarified.

### 3.3.4 Special licenses

34. NPHS Te Waipounamu supports policy 3.3.4.b to request alcohol management plans for specific special licenses.
35. NPHS Te Waipounamu recommends the inclusion of drink serve limits of a maximum of two drinks per serve per person for special licensed events. Controlling the number of serves per person at an event is an effective tool in controlling the risk of intoxication.

### 3.3.6 Signage for all licenses

36. We support the proposal to cease external alcohol advertising for all licenses. Research has found there is a causal relationship between alcohol marketing and drinking among young people.<sup>24</sup> Young people's exposure to alcohol advertising is associated with earlier uptake of drinking and heavy drinking among adolescents who already drink.<sup>25</sup>

### 3.3.7 Lighting for all licenses and 3.3.8 CCTV

37. NPHS Te Waipounamu supports policies 3.3.7 and 3.3.8. Crime Prevention Through Environmental Design (CPTED) approaches like these can support people to feel safe and also support host responsibility.

## Definitions

### Stand-alone bottle stores

38. NPHS Te Waipounamu recommends that Council clarifies the definition of a "stand-alone bottle store". The proposed definition describes a bottle store but does not define what is meant by "stand-alone". For example, to clarify what is meant by "stand-alone" the following addition could be made to the definition: "***Stand-alone bottle store means retail premises where... and is not part of an on-licensed business, such as a hotel, tavern or supermarket.***"

### Sensitive sites

39. We support that the definition of sensitive sites, which includes educational facilities, spiritual facilities, marae, recreational facilities, health facilities, and addiction facilities. We recommend the use of the term "places of worship" rather than spiritual facilities, as this is this is the more commonly used planning term.

### Educational facilities

40. We recommend that definition of educational facilities is expanded to include kura kaupapa and kōhanga reo.

<sup>24</sup> Sargent, J. D., & Babor, T. F. (2020). The relationship between exposure to alcohol marketing and underage drinking is causal. *Journal of Studies on Alcohol and Drugs, Supplement*, (s19), 113-124.

<sup>25</sup> Alcohol Healthwatch. (2021). *Alcohol Marketing*. Accessed from: [https://www.ahw.org.nz/Portals/5/Resources/Fact%20Sheet/2021/Factsheet%20-%20Alcohol%20Marketing%20Feb%202021\\_1.pdf](https://www.ahw.org.nz/Portals/5/Resources/Fact%20Sheet/2021/Factsheet%20-%20Alcohol%20Marketing%20Feb%202021_1.pdf)

### *Recreational facilities*

41. We recommend that the definition of recreational facilities is expanded to include to playgrounds and community facilities.

### **Further comments and recommendations**

42. We note that the “Local Alcohol Policy Review” page on the Your Say website says that the LAP has specific conditions for on-licences and special licences such as provision of transport or information about transport options. However, the draft LAP does not include a specific proposal about provision of transport, or information about transport options.
43. NPHS Te Waipounamu recommends that the LAP includes a provision to address alcohol licence density in the Selwyn District by setting a minimum distance to other licensed premises or introducing a cap on number of licenses within a specific area. Reducing the density of alcohol outlets is an effective measure for reducing the availability of alcohol and alcohol harm.<sup>26 27</sup> In 2019, there were 20 total licences per 10,000 population in the Selwyn District, and this figure has increased since 2016.<sup>28</sup> The proposal for all new bottle stores to be in Town Centre Zones may lead to increase in licence density in these areas.
44. We recommend that Council consider adding a discretionary condition under Section 3.3 of the LAP that prohibits the use of ‘buy now, pay later’ (BNPL) services at licenced premises. BNPL services increase the economic accessibility of alcohol and may lead to increased alcohol use and harm, as well as financial hardship for vulnerable populations.<sup>29 30</sup>

### **Conclusion**

45. NPHS Te Waipounamu is interested in engaging further with the Council and contributing to the development of the LAP.
46. We take this opportunity to remind Council that the Sale and Supply of Alcohol Act (2012) specifies a requirement in section 78(4) that Council must not produce a draft policy without consulting (inter alia) both Police and the Medical Officer of Health. The opportunity for NPHS Te Waipounamu to contribute to the public submission process is not, in our view, a substitute for the legal requirement to consult the Medical Officer of Health.
47. NPHS Te Waipounamu wishes to be heard with respect to this submission.

<sup>26</sup> Campbell, C. A., Hahn, R. A., Elder, R., Brewer, R., Chattopadhyay, S., Fielding, J., ... & Task Force on Community Preventive Services. (2009). The effectiveness of limiting alcohol outlet density as a means of reducing excessive alcohol consumption and alcohol-related harms. *American journal of preventive medicine*, 37(6), 556-569.

<sup>27</sup> Sher, A., Stockwell, T., Chikritzhs, T., Andréasson, S., Angus, C., Gripenberg, J., ... & Woods, J. (2018). Alcohol consumption and the physical availability of take-away alcohol: systematic reviews and meta-analyses of the days and hours of sale and outlet density. *Journal of studies on alcohol and drugs*, 79(1), 58-67.

<sup>28</sup> Canterbury Wellbeing Index. Alcohol licenses. Accessed from: <https://www.canterburywellbeing.org.nz/our-wellbeing/environment/alcohol-licences/#~:text=In%202019%2C%20Christchurch%20City%20had.District%209.2%2F10%2C000%20in%202019.>

<sup>29</sup> Alcohol Healthwatch. (2019). Submission to the Ministry of Business, Innovation & Employment on the Buy-Now, Pay-Later discussion document. Accessed from: <https://www.mbie.govt.nz/dmsdocument/18960-alcohol-healthwatch-buy-now-pay-later-submission-pdf>

<sup>30</sup> O'Brien, L., Ramsay, I., & Ali, P. (2024). Innovation, disruption and consumer harm in the buy now pay later industry: An empirical study. *University of New South Wales Law Journal*, 47(2).

**Health New Zealand**  
**Te Whatu Ora**

48. Thank you for the opportunity to submit on the Local Alcohol Policy Review.

Ngā mihi,



**Dr Cheryl Brunton**

Medical Officer of Health  
National Public Health Service  
Waitaha Canterbury  
Te Waipounamu Region



**Vince Barry**

Regional Director  
National Public Health Service  
Te Waipounamu Region

**Contact details**

Hebe Gibson  
NPHS Te Waipounamu  
submissions@cdhb.health.nz

# **Selwyn District Council**

## **Local Alcohol Police (LAP) review**

**Police submissions to Council on LAP review**

**January 2025**





**To:**

Selwyn District Council  
2 Norman Kirk Drive,  
Rolleston

**Background:**

The Selwyn LAP was 1<sup>st</sup> adopted in 2017 and fell due for review from 2022. The Council have prepared a draft document proposing changes to the LAP.

Police, pursuant to Section 78(4) Sale & Supply of Alcohol Act 2012, have a pathway to consultation on any draft policy.

In addition – we seek to make submissions as to aspects of the proposed changes.

**General comments:**

Police welcome the opportunity to work with our agency partners (Council & Medical Officers of Health), as well as the community – to prevent alcohol related harm.

For territorial authorities – an LAP allows for the provision of relevant and appropriate restrictions or conditions to achieve that aim. There is an increasing amount of medical and social research which points to risk factors, societal trends and the impact on health that alcohol consumption gives rise to.

For Police – the impact of excessive or inappropriate consumption of alcohol is plainly obvious – manifesting directly in *crime, damage, death, disorderly behaviour and injury* (matters defined as ‘harm’ under the Act).

In many ways Police, along with Te Whatu Ora (Health NZ) bear the brunt of alcohol related harm in undertaking our daily work.

**Proposed changes:**



The *Selwyn District Council Local Alcohol Policy Review (Draft)* document and the “your say” website link (<https://yoursay.selwyn.govt.nz/local-alcohol-policy>) both reflect results of the community consultation undertaken as part of the review process.

Aspects of the LAP for which there are proposed changes can be characterised as follows:

1. Trading hours
2. Location of licensed premises
3. Discretionary conditions

The above documents also reflect respondent views in that regard:

- ✓ A majority of respondents supported keeping the current opening hours for all licences except off-licence premises.
- ✓ 62.4% of respondents supported extending the closing hours of off-licence premises.
- ✓ Most respondents (54.2%) also supported the introduction of sensitive sites, restricting stand-alone bottle stores from opening close to locations including but not limited to schools, early childhood centers, sport clubs and grounds, maraes, medical centers, hospitals, treatment facilities and churches.
- ✓ A majority of respondents (75.7%) supported introducing a requirement that all clubs must have rostered duty managers present during trading hours.
- ✓ A majority of people also supported introducing a requirement that all bar staff and certified managers must complete serve-wise training no less than annually (once a year).
- ✓ People were evenly split (50.8% against, 49.2% for) introducing restrictions on the appearance of external facing signage for all premises where alcohol is sold and/or supplied.

### **Respondent makeup:**

Police have no information as to the knowledge, experience, and involvement in the hospitality industry of the individual respondents.

We acknowledge that Council will exercise caution where respondent’s proposing significant “loosening” of the current LAP conditions (such as extending trading hours) – and that you have a genuine desire is to ensure a



safe and healthy community, where alcohol consumption is undertaken responsibly and in a controlled environment.

### **Alcohol related harm & Police:**

As indicated – Police are very much at the coalface of alcohol related harm in our communities. It's impact on road safety, family violence, public order and associated serious crime is well recognised.

Since late 2019 Police have used a statistical recording process where reported matters are assessed to determine if *alcohol* is a *contributing factor*. This is called *ACF data*. Incidents are recorded by a variety of means – including from Police attendance at incidents, reported crime, calls for service.

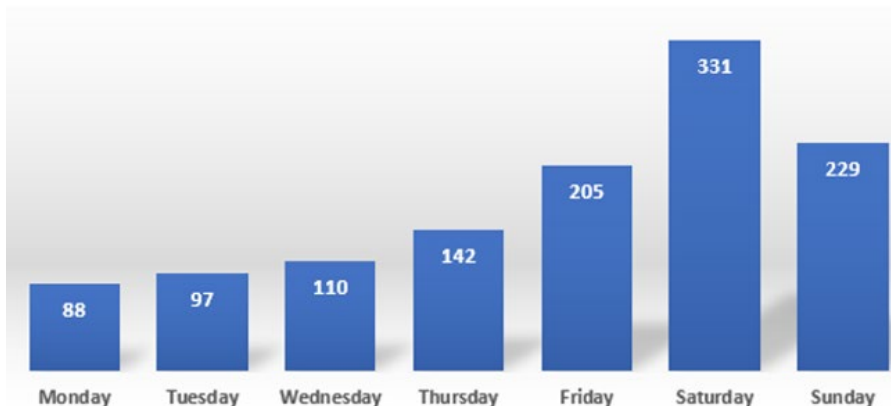
A real-time assessment is made as to whether alcohol is involved in each reported incident and that data is collated and available to Police for assessment.

This then provides an overview of peak days and times for alcohol related incidents. For example – ACF data for Rolleston township over the last 5 years shows peak days as follows:

## **ACF Data – Rolleston**

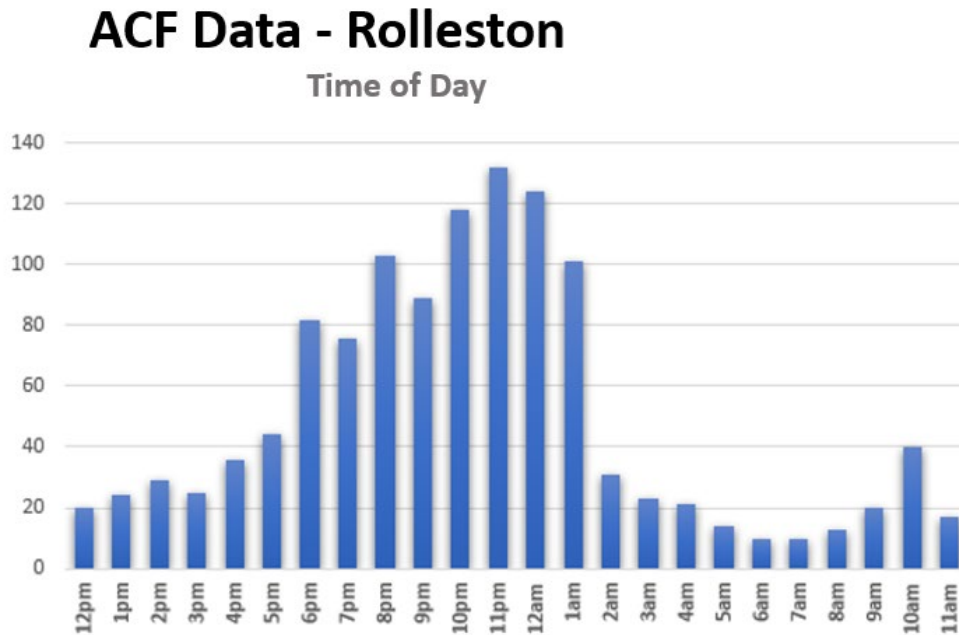
**January 2020 to January 2025**

**Day of week**





The data also reflects peak periods by time of day – as follows:



The data reflects that across the last 5 years, associated demand on Police resources in Rolleston is highest Friday to Sunday and peaks at 11pm.

It is recognised that there is a delay between the sale of alcohol and any associated harm arising. Alcohol consumed excessively which was purchased, for example, at 8pm – would not give rise to an alcohol related incident until sometime later.

Therefore – where alcohol is available for purchase later in the evening – the potential harm arising likely occurs later.

#### Population growth:

The Council is well aware of recent and projected growth of the Selwyn district – the population having grown on average 5.6% annually per annum over the past decade (2014- 2024) and projected to almost double by 2054.

With such growth comes an associated increase in commercial developments, including entertainment venues such as licensed premises. The development of the central area of Rolleston across recent years reflects that.

There has been a significant increase in the number of licences issued by your local Committee (DLC) as a result.

Police ACF data similarly reflects an associated increase:

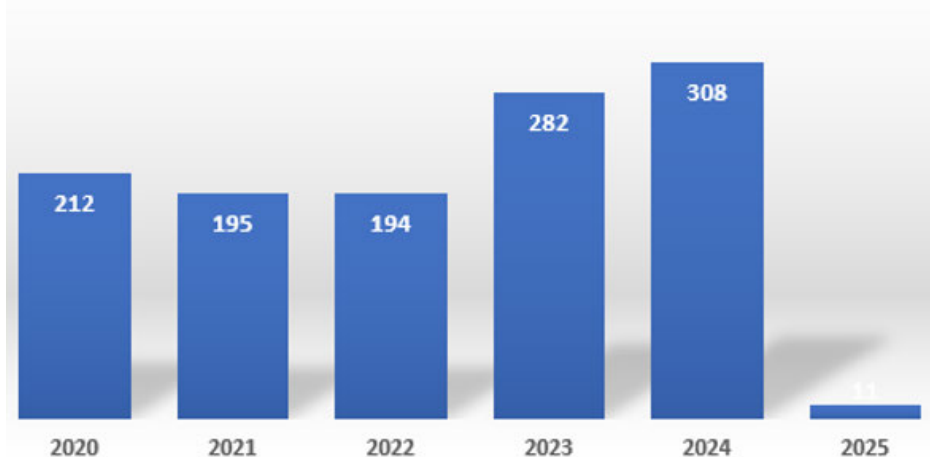
## ACF Data – Rolleston

### Total incidents

21<sup>st</sup> January 2020 – 21<sup>st</sup> January 2025

**1202** incidents over this time

Incidents by Year



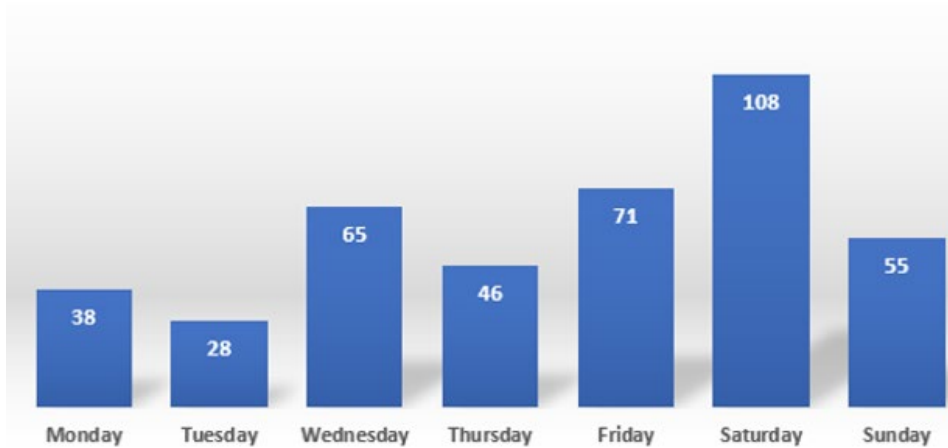
Of note is the increase in Police incidents between 2022 & 2023 – which likely correlates with the completion of commercial developments in the town centre. ACF data for **Lincoln township** reflects a similar pattern, albeit at lower levels, as per the following graphs:

By day:

## ACF Data – Lincoln

### January 2020 to January 2025

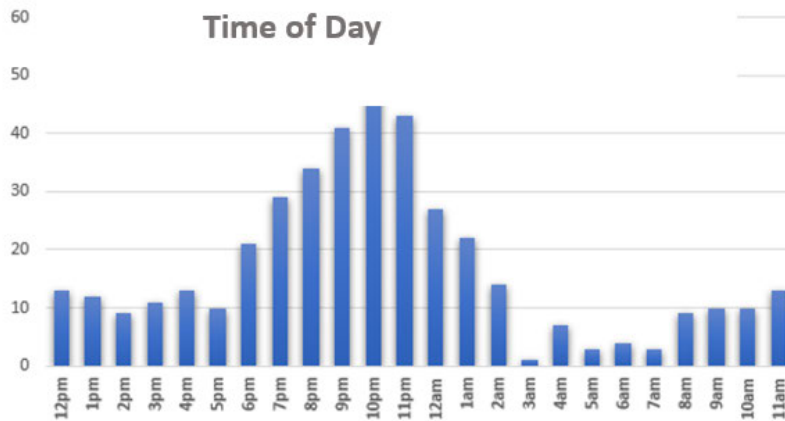
Day of week



By hour (with an earlier peak at 10pm):

## ACF Data – Lincoln

### January 2020 to January 2025



ACF in the area has a consistent demand between 9pm-11pm which peaks at 10pm.

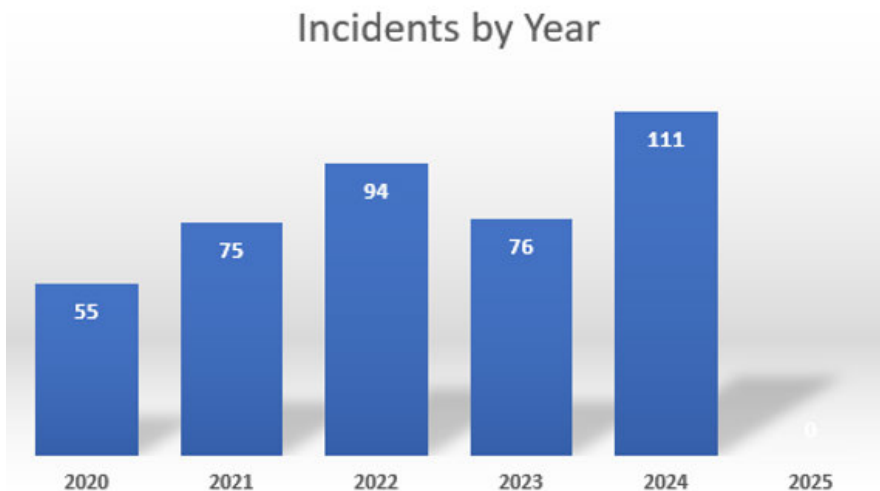
ACF are at their lowest in the evenings between 2am and 5pm.

A similar increase over time is noted for Lincoln – apart from in 2023:

## ACF Data – Lincoln Total incidents

21<sup>st</sup> January 2020 – 21<sup>st</sup> January 2025

**411** incidents over this time



Assessment of other townships in the district reflect lower total incidents than Rolleston & Lincoln, as is expected of the lower population numbers:

- ✓ West Melton – 113 incidents over 5 years (peak time 9pm)
- ✓ Darfield – 165 incidents (peak time 8pm)
- ✓ Leeston – 187 incidents (peak time 8pm)

When relating this to licensed premises - there is significant research, both here and overseas, which reflects that the later licensed premises trade the later into the evening alcohol related harm occurs within the locality and surrounds.

In New Zealand – it is well-established that high numbers of alcohol outlets and trading hours lead to a higher likelihood of violence, drink driving and heavy adolescent drinking.

Council has an opportunity to reduce alcohol related harm in your communities **by influencing the number, location, and trading hours of off licences**. Your local alcohol policy is the vehicle by which you can achieve that.

In the Police view trading hours should be a particular focus for Council. There is associated research to support reasonable restrictions in that regard.

*“Trading hours contribute to alcohol related harm by increasing the hours that alcohol is available. A recent systematic review of 22 studies showed harm from alcohol increases when trading hours of on-licences are extended. Restrictions to trading hours for both on and off-licences were followed by decreases in assault, unintentional injury, and drink-driving offences”.<sup>1</sup>*

**Police submissions:**

Police submit the following matters in that regard.

Trading hours:

*Off Licences:*

During the consultation process, pursuant to Section 78(4), for the existing LAP – developed in 2017 – Police supported the condition that all off licence premises (bottle stores & supermarkets) would be licensed to 9pm.

Police see the proposed extension of trading hours to 10pm as presenting a very real risk that alcohol related harm will increase and continue later into the evening – compounded by continued population growth as projected.

Police **do not** support the proposed change on that basis.

Police support the proposed conditions under the draft policy at 3.3.1. (supervised designation & display of safe drinking messages etc).

*Remote sellers:*

Police submit that individuals or businesses who deliver or sell alcohol remotely, and have their licence specifically endorsed under Section 40, should be

---

<sup>1</sup> <https://www.arphs.health.nz/public-health-topics/alcohol/>

restricted to the same trading hours as off licences – being the 9pm close of trade.

There is a significant trend in NZ in recent years for a range of ‘remote sellers’, including bottle store owners offering a delivery service, to effect same day deliveries including late into the evening.

Police note the potential for “2<sup>nd</sup> purchases” to occur – meaning binge drinking by individuals purchasing then consuming alcohol through the day / evening may, if allowed, decide to make a late 2<sup>nd</sup> purchase via remote sales, bottle store purchase or delivery on the same day so that they can continue to consume alcohol.

Research reflects such drinking habits are particularly dangerous if uncontrolled.

Many remote sellers (such as wineries) stock and supply specialised products to a discerning consumer who drinks in moderation. The provision of high strength products and RTD’s does not fit that model.

Police therefore recommend conditions reflecting:

- ✓ No remote sales licence should allow sales after 9pm
- ✓ No remote seller, endorsed under Section 40, should be allowed to effect delivery on the **same day** as purchase.
- ✓ The licensee **must ensure** that the delivery person (including external service providers such as ‘Uber Eats’ and others) conducts appropriate identification (ID) checks **and** intoxication assessments prior to handing over any purchased alcohol to individuals.

*On licences:*

The default national trading hours for on licences, as defined in Section 43(1)(a) of the Act, are 8am to 4am the next day.

While the Act does not specifically state that territorial authorities cannot allow, via an LAP, greater trading hours than these - the Police position is that Parliament’s intention under *SSAA 2012* was that none should.

Police **strongly recommend** that Council do not include a condition in the LAP that allows trading before 8am for on licences.



*Club licenses:*

Canterbury Police have, in recent years, identified a number of serious breaches of the Act by the holders of club licences.

In each case enforcement action has been undertaken – leading to the Alcohol Regulatory Licensing Authority (ARLA) suspending both club licences and manager’s certificates.

While Police recognise the potential negative financial impact on clubs of meeting the obligations and responsibilities under the Act – we separately recognise that many sports and other clubs are challenged by inherent negative drinking cultures amongst their members.

Police recommend that the current trading hours for club licences be retained as follows:

- ✓ Sunday to Thursday; 8am to 10pm
- ✓ Friday & Saturday: 8am to 12am (midnight).

Police **do not** support an extension of trading hours in that regard.

Police **do support** the proposed condition that a suitably qualified and appointed Duty Manager must be present at “peak times”.

The draft policy suggests that this should occur where “*the number of patrons present exceeds 20*”. We leave it for Council to determine what the peak period is and what patronage per head should invoke the ‘Duty Manager being on site’ condition.

*Ski Clubs:*

Skiing is generally a daytime activity, and most participants spend multiple hours “on the mountain” on any given day.

Additionally – for many – significant travel from their residence to the ski field is required.

While some Ski Clubs offer onsite accommodation – not all do. Similarly – some Ski Clubs operate on club licenses – while others hold an on licence.



Ski Clubs are generally located in remote areas – with the potential for associated challenges arising:

- ✓ Limited capacity for regular, active monitoring of premises by Tri Agency representatives
- ✓ Identified propensity for patrons / visitors to consume BYO alcohol without restriction or supervision.
- ✓ A lack of qualified Duty Managers with significant industry experience.
- ✓ Potential delays in the arrival of emergency medical care for injuries or illness arising from alcohol consumption.
- ✓ Risk of patrons / visitors over-indulging and then driving whilst under the influence of alcohol.

Police **recommend** closing hours for Ski Clubs as follows:

- ✓ Sunday to Thursday; 8am to 9pm
- ✓ Friday & Saturday: 8am to 12am (midnight) in line with club licenses.

*Special licences:*

Police view the proposed maximum trading hours and conditions, as outlined in the draft policy, as appropriate – with the Committee retaining the right to impose additional conditions or grant an exemption to the Duty Manager requirement as they see fit.

*Discretionary conditions:*

Police view the proposed discretionary conditions as appropriate – with one exception.

In respect of the provision of CCTV footage from premises to Police or Inspector – we recommend the following under 3.3.8.(c):

- ✓ CCTV footage **must** be retained for a minimum of 28 days from the date of recording.
- ✓ Recordings / footage **must** be provided to Police or the Inspector on request.





By way of background - in the Selwyn District and elsewhere, Police have regularly requested CCTV of alleged incidents – including potential breaches on *Sale & Supply of Alcohol Act 2012 (SSAA)*.

Most licensee are cooperative in that regard – but there have been instances where CCTV footage requests have been declined, or the provision of footage has been limited to individual camera views in a manner which may benefit the licensee or their staff.

There is no current power available to Police to seize CCTV footage from premises under SSAA 20122 – however, established case law examples reflect that the DLC or Authority should take a negative inference as to the suitability of a licensee where footage requests are declined. A formal requirement, under the LAP, to provide CCTV footage on request enables Police & Inspectors to undertake appropriate investigations and generates a cooperative approach between parties.

#### **Summary:**

Police have long recognised alcohol as a key driver of demand, with excessive and inappropriate consumption of alcohol being a significant contributor to social harm:

On an 'average' day in New Zealand there will be:

72

*Alleged offenders detected  
for drink driving offences*

85

*Licensed premises  
compliance checked*

103

*Offences recorded where  
the alleged offender had  
consumed alcohol prior  
to offending*

4,400

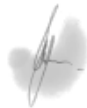
*Breath tests undertaken  
(approximately)*



- ✓ Approximately 80% of cases before the District Court, the offender will have a substance dependency or abuse issue that is connected to their offending.
- ✓ Alcohol is a significant factor in death and injuries on New Zealand roads.
- ✓ Excessive consumption of alcohol is recognised as a key driver of violence and disorder.
- ✓ 1 in 4 of the most serious family violence incidents in New Zealand involves alcohol and there is a clear link between alcohol use and intimate partner violence.

NZ Police are committed to supporting the development and maintenance of Local Alcohol Policies – in accordance with our obligations under Section 78(4).

Thank you for the opportunity to be heard in that regard.



Inspector Peter Cooper  
Area Commander  
Canterbury Rural



Sergeant Dave Robertson  
Supervisor – Alcohol Harm  
prevention Unit  
Canterbury District



## COUNCIL PUBLIC REPORT

**TO:** Council

**FOR:** 23 July 2025

**FROM:** Jocelyn Lewes – Senior Policy Planner

**DATE:** 14 July 2025

**SUBJECT:** **DECISION ON REQUEST FROM FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED TO REZONE LAND AT 157 LEVI ROAD, ROLLESTON (VARIATION 2)**

---

### KUPU TŪTOHU | RECOMMENDATION

*That the Council:*

- a. receives the report and recommendation of the independent Commissioner dated 15 July 2025 in regard to the private plan change request from Foodstuffs (South Island) Properties Limited to rezone land at 157 Levi Road, Rolleston (Variation 2);*
- b. adopt the recommendation of the Commissioner and, pursuant to Clause 29(4) of the First Schedule of the Resource Management Act 1991, approves Variation 2, as modified, for the reasons given in the Commissioner's recommendation dated 15 July 2025;*
- c. approves the public notification of Council's decision that establishes that the Partially Operative Selwyn District Plan is deemed to have been amended in accordance with the decision in (b) above from the date of the public notice in accordance with Clause 11 of the First Schedule of the Resource Management Act;*
- d. delegates the Policy Team Leader to take any steps necessary to give effect to recommendations (c) above;*
- e. delegates the Policy Team Leader, at the conclusion of the appeal period where no appeals against the decision have been filed, to takes all steps necessary to incorporate Variation 2 into the Partially Operative Selwyn District; and*
- f. notes that Variation 2 cannot be made operative until such time as the underlying chapters of the Partially Operative District Plan are made fully operative.*

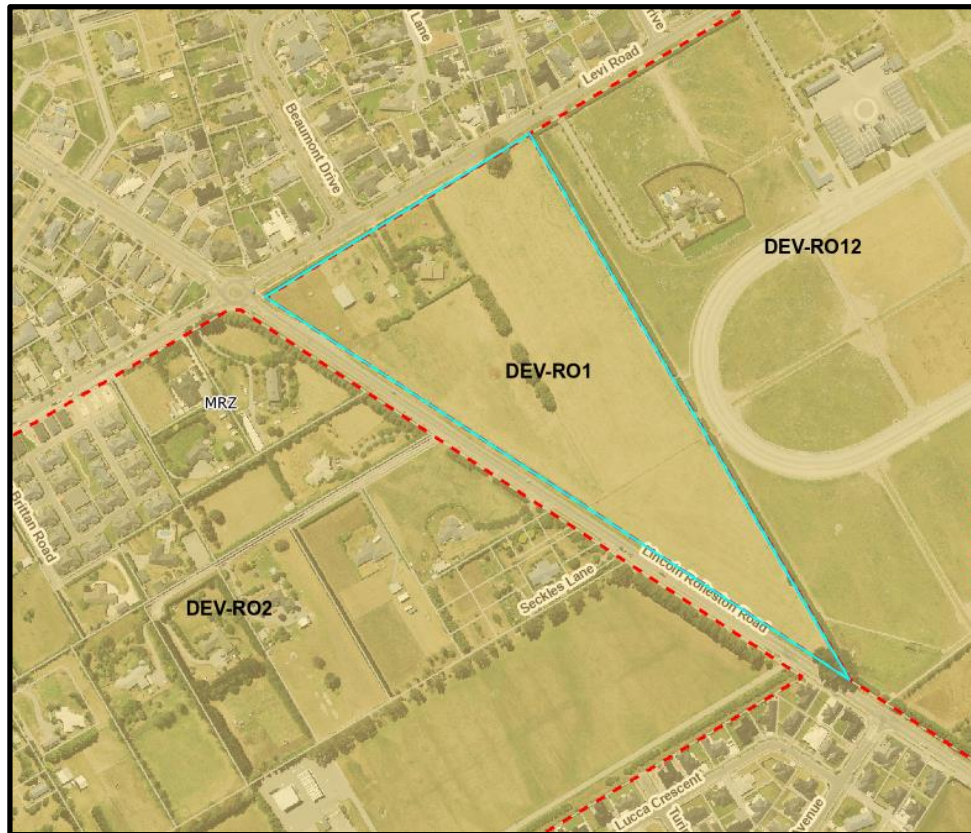
### 1. KAUPAPA WHAITAKE | PURPOSE

This report seeks a decision from Council in relation to the private plan change request to the Partially Operative Selwyn District Plan (PODP) from Foodstuffs (South Island) Properties Limited (Foodstuffs/proponent) to rezone land at 157 Levi Road, Rolleston (Variation 2).

### 2. TĀHUHU KŌRERO | HISTORY / BACKGROUND

Variation 2 is a privately initiated change by Foodstuffs to rezone approximately 7 hectares of Medium Density Residential (MRZ) zoned land to Large Format Retail zone (LFRZ), to enable commercial development, at 157 Levi Road, Rolleston, as shown in **Figure 1**. Specifically, the purpose of Variation 2 is to rezone the site so as to reflect the

consented Pak'nSave supermarket on the northern part of the site and enable the development of a trade retail/trade supply store on the balance of the site.



**Figure 1 – Aerial photograph of V2 area (outlined in blue)**  
(Source: Selwyn District Council Maps)

The following is the general timeline of Variation 2's progress to date through the statutory process set out in the Resource Management Act 1991:

- Formally received by Council on 29 February 2024.
- Accepted by Council for public notification on 15 May 2024.
- Publicly notified on 25 September 2024.
- Hearing held on Monday 24 and Tuesday 25 March 2025.
- Commissioner's recommendation received on 15 July 2025.

Through the notification processes, Variation 2 received 23 submissions and 1 further submission.

In accordance with delegation RS-201, Council delegates to an external, accredited hearing commissioner the power to *hear* and *consider* submissions on a requested change and to *recommend* decisions to Council pursuant to Clause 29(4). However, the final decision on Variation 2 remains the responsibility of Council.

### 3. TĀPAETAKA KŌRERO | PROPOSAL

An independent Planning Commissioner, Mr David Caldwell, was appointed to hear and consider all the relevant material in respect of the request and to make a recommendation to the Council on Variation 2, and the submissions received.

The Commissioner's recommendation, attached as **Appendix 1** to this report, relates to whether Variation 2 should be approved, approved with modification (in accordance with the scope provided by the request) or declined. The final decision on Variation 2 however is the responsibility of the Council.

The Commissioner has recommended, for the reasons set out in his recommendation and summarised below, that Variation 2 be approved, with modifications, and that the matters raised in the submissions are accepted, accepted in part, or rejected.

Having considered all of the evidence and submissions, the Commissioner concluded that in relation to:

- **urban form, character, amenity and visual effects**, that the landscape, built form site layouts, circulation and activity associated with the LFRZ versus the current MRZ will be very different, as such it is critical that a high level of landscape mitigation is provided, and that appropriate setbacks are provided to address amenity and landscape effects, particularly given the triangular shape of the site. In particular, the most beneficial visual mitigation value for viewers on the Lincoln Rolleston Road would be achieved through locating trees of appropriate height within the carparking area to provide effective filtering of views and the road corridor; incorporating a 5m wide landscape strip along Lincoln Rolleston Road and returning along the northern edge of the future proposed primary road connection off Broadlands Drive; and requiring a 20m minimum building setback to the Lincoln Rolleston Road boundary, to maintain sufficient distance for the proposed mitigation planting to filter views and reduce the visual dominance of the future commercial buildings.
- **economics**, the proposed rezoning will meet a commercial need, increase economic productivity, support a competitive development market, improve trade retail and trade supplier offerings, provide convenience to employees and customers, and support employment in the area, which will in turn contribute to the self-sufficiency of the township. Further, it will not have a negative impact on Rolleston's plan enabled residential land supply and the retail distribution effects in terms of the Rolleston Town Centre and other centres, are likely to be less than minor.
- **infrastructure servicing**, in relation to wastewater discharge demand and water supply demand, both the existing development and future development than is enabled by the proposed rezoning will be less than that of equivalent residential development, therefore the site can be adequately serviced.
- **transportation network**, the proposed rezoning will not have an adverse effect on road safety or roading efficiency, however the outline development plan should be amended to show the location of the service access to the south of the site as an indicative, to ensure that flexibility is retained in relation to the future Broadlands Drive extension.
- **noise and vibration**, having regard to how the applicable noise limits within the PODP are to be determined, the proposed rezoning does not enable any more noise. The continuation of the existing landscaping along the north-eastern boundary currently being established for the PAK'nSAVE will appropriately mitigate any noise effects on the residential zoned land that adjoins that boundary.

- **land suitability, geotechnical risk, and versatile soils**, as the land is currently been zoned for residential purposes, sufficient certainty exists, in conjunction with existing PODP provisions that these issue do not preclude the proposed rezoning.
- **statutory analysis**, the proposal accords with Council's statutory functions under the RMA and will achieve the purpose of the RMA as set out in Part 2; will support additional plan enabled business capacity and a well-functioning urban environment consistent with the National Policy Statement on Urban Development, and is broadly consistent with the relevant objectives and policies of the Canterbury Regional Policy Statement.

In addition to the rezoning request, amendments proposed to the PODP through the Commissioner's recommendation include the:

- incorporation of a new precinct for the site and consequential removal of DEV-RO1 Rolleston 1 Development Area;
- inclusion of a new policy within the LFRZ specifically in relation to the proposed precinct;
- identification of new or amended LFRZ provisions that relate to the proposed precinct, specifically:
  - LFRZ-Overview
  - LFRZ-R1 Buildings and Structures
  - LFRZ-R4 Food and Beverage Activities
  - LFRZ-R6 Retail Activities
  - LFRZ-R7 Automotive Activities
  - LFRZ-R8 Trade Retail and Trade Supply Activities
  - LFRZ-R11 Community Correction Activities
  - LFRZ-R16 Primary Production Activities
  - LFRZ-R21 Industrial Activities that are not otherwise listed in LFRZ-Rule List
  - LFRZ-REQ4 Setbacks
  - LFRZ-REQ5 Outdoor Storage
  - LFRZ-REQ6 Landscaping
  - LFRZ-REQ7 Outline Development Plan
- inclusion of a new outline development plan to guide the development of the site
- consequential amendments to:
  - HPW26-Precincts
  - TRAN-REQ28 Landscape Strip for Parking Areas
  - SIGN-REQ1 Free Standing Signs;

#### 4. KĀ KŌWHIRIKA/KĀ KUPU TŪTOHU | OPTIONS / RECOMMENDATIONS

As set out above, the Commissioner has recommended that Council approves, with modifications, Variation 2.

It is considered, in making a decision, Council has the following options:

##### a. **Option One – Accept the recommendation of the Commissioner (recommended)**

Option One is to accept the Commissioner's recommendation and approve with modification Variation 2, as set out in Appendix 1. This is the preferred option as the Commissioner concluded that Variation 2, as modified by his recommendation, is the most appropriate method of achieving the purpose of the Act, the objectives of the PODP, and the purpose of the proposal, which in turn will give effect to the

objectives and policies of the relevant statutory documents, including the NPS-UD and the CRPS.

**b. Option Two – Reject the recommendation of the Commissioner**

If the Council was not of a mind to accept the recommendation of the Commissioner, it could either decline the request outright, refer the request back to the Commissioner with a direction that he reconsider his recommendation, or appoint another commissioner to consider the request from the beginning.

Making a decision to decline the request, contrary to the recommendation of the Commissioner, would be a breach of natural justice, particularly as the Council has delegated the deliberative responsibilities in relation to the request to the Commissioner, who has determined, through the statutory processes, that the request is appropriate.

It is considered that there are issues with natural justice with the above options and, if the Council were to consider rejecting the recommendation of the Commissioner for any reason, it must be satisfied that there are sufficient grounds for doing so. As set out above, it is considered that the Commissioner thoroughly canvassed the key issues raised in the submissions, as well as those required to be addressed in order to ensure that the Council's statutory functions and responsibilities are fulfilled.

If the Council were not to accept the Commissioner's recommendation, this could expose the Council to legal challenge, such as a judicial review, the outcome of which could be damaging to Council in terms of its reputation, and may result in a loss of trust and confidence that future decisions would be rational and based on a fair process. Council would also likely face significant legal costs, defending any action that may arise from declining the request.

**Recommended Option:**

It is recommended that Council accepts the Commissioner's recommendation and approves Variation 2, with those modifications recommended by the Commissioner.

If the Council accepts the Commissioner's recommendation and approves Variation 2, then Variation 2 will continue through the statutory RMA process, with the decision being publicly advertised and notice being served on all submitters. A 30-day appeal period is provided to lodge an appeal against the decision to the Environment Court.

If, at the end of the appeal period no appeal has been received, Council staff, under delegation, would take the necessary steps to incorporate Variation 2 into the PODP. However, Variation 2 cannot be made fully operative until the underlying chapters of the PODP are made fully operative. Until this time, the proposed provisions will be considered to have legal effect in relation to s86B of the RMA.

**5. KO TE HĀKAITAKA KI KĀ WHAKAMAHERETAKA A TE KAUNIHERA, KI KĀ RAUTAKI, KI KĀ KAUPAPA HERE ME KĀ TUKAKA TŪTOHU | ALIGNMENT WITH COUNCIL PLANS, STRATEGY, POLICY AND REGULATORY/COMPLIANCE OBLIGATIONS**

**Waikirikiri Ki Tua/Future Selwyn**

The following aspects of [Waikirikiri Ki Tua/Future Selwyn](#) have been identified as relevant to this decision:

| Outcome and/or Direction  | Relevance  |
|---|--|
| <b>RDL-5</b> Green our urban environment                                | The recommended amendments to the PODP to support rezoning the site requires the planting of trees within the parking area, as well as landscape planting along all boundaries.  |
| <b>LWEL-1</b> Reduce Greenhouse Gas Emissions                           | The request considers that the rezoning will provide for reduction in greenhouse gas emissions by reducing the need for Selwyn residents to travel to Christchurch to access trade retail and trade supplier activities. |
| <b>PLCDE-5</b> Enable sufficient development capacity for business land | The request considers that the rezoning of the site will add to development capacity in Rolleston, specifically for trade retail and trade supplier activity   |

## 6. HE TAUĀKĪ AROTAKĒ/WHAI HIRAKA | SIGNIFICANCE ASSESSMENT / COMPLIANCE STATEMENT

This report does not trigger the Council's Significance Policy. Where decisions on private plan change requests are required to be made in accordance with Schedule 1 of the RMA, Council's Significance and Engagement Policy states that those procedures are to be used instead of those contained in the Policy.

## 7. KĀ KŌRERO A TE HUKA KUA PĀTAHI KI KĀ WHAKATAU | VIEWS OF THOSE AFFECTED / CONSULTATION

In making a decision Council needs to know enough about and give adequate consideration to the views and preferences of affected and interested parties. The degree to which Council seeks views of affected and interested parties will be proportionate to the significance of the decision or issue being considered.

### a. Views of those affected and Consultation

These matters are addressed in the recommendation of the Commissioner, with the mandatory public notification, serving of the notice of the request on potentially affected parties and submissions processes required under the Act having provided appropriate opportunity for interested parties to participate in the private plan change process. These processes have also provided the wider public an opportunity to participate in the request.

### b. Māori and Treaty implications

While there are no known wāhi tapu, wāhi taonga, mahinga kai or other sites of significance to Ngāi Tahu within the Site or in the immediate vicinity, the Kaitiaki representatives of Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga submitted on the request and provided recommendations to moderate any effects of this proposed activity on mana whenua values. It is considered that existing



PODP provisions will ensure that the matters raised in the submission are appropriately considered at the relevant time.

**c. Resiliency and Sustainability considerations**

The Commissioner's recommendation records that the request achieves the purpose of the purpose of the RMA, which, as set out in Part 2 of the Act, is to promote the sustainable management of natural and physical resources.

**8. KĀ HĪRAUKA Ā PŪTEA | FUNDING IMPLICATIONS**

The funding implications are limited to any appeal proceedings. All costs incurred in notifying the decision are on-charged to the proponent.

**9. HĪRAUKA Ā-TURE/Ā-KAUPAPA HERE | LEGAL/POLICY IMPLICATIONS**

The legal implications of the recommended decision are set out in the body of this report.



Jocelyn Lewes  
**SENIOR POLICY PLANNER**

***Endorsed For Agenda***



Robert Love  
**EXECUTIVE DIRECTOR DEVELOPMENT AND GROWTH**

## APPENDIX A

### **Proposed Amendments to Partially Operative Selwyn District Plan**

#### *Editing Key:*

The base version is the Appeals Version of the PODP as released by Selwyn District Council on 6 December 2023. Only those provisions of the PODP that are subject to amendment have been included. Amendments are shown:

- Text added is underlined
- Text deleted is ~~struck out~~

### **Planning Maps**

The following spatial amendments are proposed to the District Plan Planning Maps:

#### *Zone Layer*

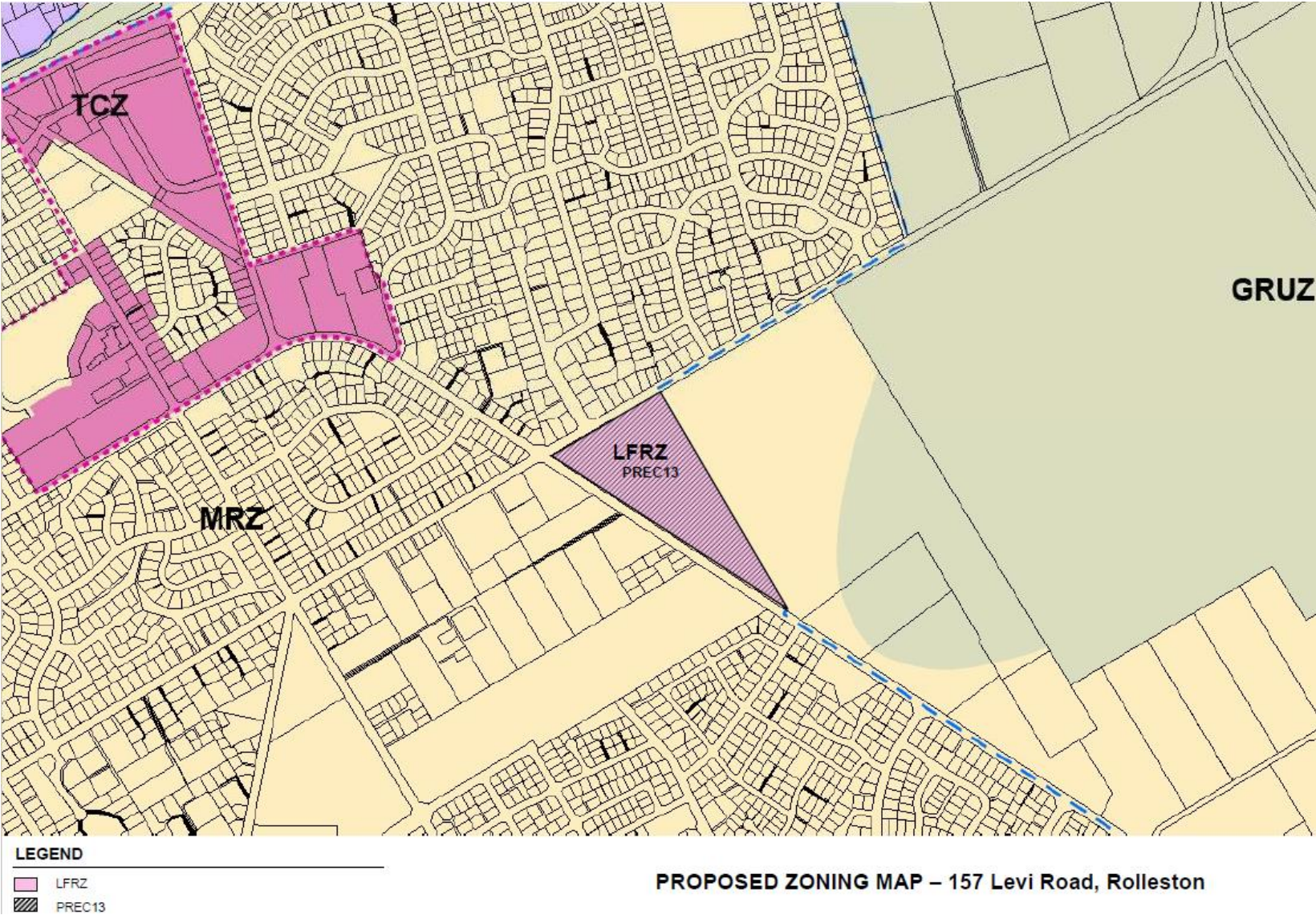
**Amend** the Planning Maps to rezone the property at 157 Levi Road (Lot 1 Deposited Plan 579376) from Medium Density Residential Zone (MRZ) to Large Format Retail Zone (LFRZ).

#### *Development Area Overlay*

**Delete** DEV-RO1 Rolleston 1 Development Area (Lot 1 Deposited Plan 579376).

#### *Precincts Overlay – Commercial Precincts*

**Add** Lincoln Rolleston Road Large Format Retail Precinct on the property at 157 Levi Road (Lot 1 Deposited Plan 579376).



**HPW-How the Plan works**

*HPW-Relationship between Spatial Layers*

| HPW26-Precincts  |               |   |
|--|---------------|---|
| Name   | Code          | Description   |
| <u>Lincoln Rolleston Road Large Format Retail Precinct</u> | <u>PREC13</u> | <u>The purpose of this precinct is to manage the type and scale of large format retail activities and the interfaces with the surrounding residential area.</u> |

**TRAN-Transport**

| TRAN-REQ28                                    | Landscape Strip for Parking Areas   |   |
|---|---|---|
| <b>CMUZ (excluding PREC13)</b><br><b>KNOZ</b> | <p>1. All new on-site car parking shall establish and maintain a continuous landscape strip that complies with the following:</p> <ul style="list-style-type: none"> <li>a. the landscape strip is located between the road and adjacent parking area and does not extend across vehicle crossings or pedestrian accesses; and</li> <li>b. the landscape strip is a minimum width of 3m and contains plant species that will grow to a height of 60cm within 3 years of planting; or</li> <li>c. the landscape strip is a minimum width of 1.5m and contains plant species that will grow to a minimum height of 1m and is visually impermeable within 3 years of planting; and</li> <li>d. the landscape strip includes a tree for each 10m of road frontage that is set in a planting bed with the minimum dimensions of 1.5m by 1.5m.</li> </ul> | <p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with any of TRAN-REQ28.1 is not achieved: RDIS</p> <p><b>Matters of discretion:</b></p> <p>3. The exercise of discretion in relation to TRAN-REQ28.2 is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. TRAN-MAT7 Landscaping of Parking Areas</li> </ul>                      |
| <b>PREC13</b>                                 | <p><u>4. All new on-site car parking shall establish and maintain a continuous landscape strip that complies with LFRZ-REQ6.11.</u></p>   | <p><b>Activity status when compliance not achieved:</b></p> <p><u>5. When compliance with any of TRAN-REQ28.4 is not achieved: RDIS</u></p> <p><b>Matters of discretion:</b></p> <p><u>6. The exercise of discretion in relation to TRAN-REQ28.5 is restricted to the following matters:</u></p> <ul style="list-style-type: none"> <li><u>a. TRAN-MAT7 Landscaping of Parking Areas</u></li> </ul> |

**SIGN-Signs**

| SIGN-REQ1  | Free Standing Signs   |  |
|--|---|--|
| <b>LFRZ (excluding PREC13)</b><br><b>GIZ</b><br><b>PORTZ</b><br><b>DPZ</b> | <p>14. There shall be a maximum of one free standing sign per vehicle access to the site.</p> <p>15. The maximum area of a sign shall be 18m<sup>2</sup>.</p> <p>16. The maximum width of a sign shall be 3m.</p> <p>17. The maximum height above ground level at the top of the sign shall be 9m.</p>  | <p><b>Activity status when compliance not achieved:</b></p> <p>18. When compliance with any SIGN-REQ1.14, SIGN-REQ1.15, SIGN-REQ1.16, or SIGN-REQ1.17. not achieved: RDIS</p> <p><b>Matters for discretion:</b></p> <p>19. The exercise of discretion in relation to SIGN- REQ1.18. is restricted to the following matters:</p> <p>a. SIGN-MAT1 All Signs and Support Structures</p>                         |
| <b><u>PREC13</u></b>   | <p><u>37. There shall be a maximum of two free standing signs along Lincoln Rolleston Road and one free standing sign along Levi Road.</u></p> <p><u>38. The maximum area of a sign shall be 12m<sup>2</sup>.</u></p> <p><u>39. The maximum height above ground level at the top of the sign shall be 6m.</u></p> <p><b><u>Advisory Note:</u></b></p> <p><u>1. SIGN-REQ1.37 shall not apply where the sole function of a sign is to direct traffic.</u></p> | <p><b><u>Activity status when compliance not achieved:</u></b></p> <p><u>40. When compliance with any of SIGN-REQ1.37, SIGN-REQ1.38 or SIGN-REQ1.39 is not achieved: RDIS</u></p> <p><b><u>Matters for discretion:</u></b></p> <p><u>41. The exercise of discretion in relation to SIGN- REQ1.40 is restricted to the following matters:</u></p> <p><u>a. SIGN-MAT1 All Signs and Support Structures</u></p> |

**CMUZ-Commercial and Mixed Use Zones**

| CMUZ-MAT3 | Urban Design  |
|-----------|---|
|           | <ol style="list-style-type: none"> <li>1. The extent to which the development incorporates good urban design principles, including:               <ol style="list-style-type: none"> <li>a. Recognises and reinforces the zone's role, context, and character, including any natural, heritage or cultural assets;</li> <li>b. Contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces;</li> <li>c. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;</li> <li>d. Minimises building bulk through the provision of articulation and modulation, while having regard to the functional requirements of the activity;</li> <li>e. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas, and boundary demarcation;</li> <li>f. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; and</li> <li>g. Provides safe, legible, and efficient access for all transport modes.</li> <li>h. Includes landscaping, fencing and storage, and waste areas that are designed and located to mitigate the adverse visual and amenity effects of the development on adjoining residential-zoned sites and public reserves.</li> </ol> </li> <li>2. Where the development includes visitor accommodation, the degree to which acoustic design of the visitor accommodation will minimise the potential for reverse sensitivity effects on existing and permitted activities within the Zone.</li> <li>3. <u>In PREC13 Lincoln Rolleston Road Large Format Retail Precinct, the extent to which:</u> <ol style="list-style-type: none"> <li>a. <u>The development complies with LFRZ-SCHED1 – Outline Development Plan; and</u></li> <li>b. <u>Includes a façade design that utilises varied materials and building modulation and applies appropriate extents and levels of corporate colour palettes to integrate the building into the adjacent residential environments.</u></li> </ol> </li> </ol> |

| CMUZ-MAT4 | Height  |
|-----------|---|
|           | <ol style="list-style-type: none"> <li>1. The extent to which the location, design, scale and appearance (including reflectivity) of the building or structure mitigates the visual impact of exceeding the height limit.</li> <li>2. The extent to which the increase in height is necessary due to the functional requirements of an activity.</li> <li>3. Any reverse sensitivity effects impact on important infrastructure where the zone height standard is exceeded.</li> <li>4. <u>In PREC13, effects on the amenity of adjoining residentially zoned properties, including on outlook, privacy, overshadowing and visual dominance.</u></li> </ol> |



Large Format Retail Zone

LFRZ-Overview

The Large Format Retail Zone is located in two areas:

- 1. Adjacent to the Industrial Zone and Special Purpose Port Zone in Rolleston, north of State Highway One and the main trunk railway line. ~~The~~ Its purpose of the Large Format Retail Zone is to provide primarily for retail activities that require a large floor area, providing a location where many of these types of activities can be located together and developed as an integrated area.
- 2. Adjacent to Levi Road, Lincoln Rolleston Road and Rolleston 12 Development Area in Rolleston (PREC13 Lincoln Rolleston Road Large Format Retail Precinct). Its purpose is to provide for a supermarket and a trade retail and trade supply activity to service the surrounding Medium Density Residential Zone catchment. Due to its interface with this residential zone, it is the more restrictive of the two Large Format Retail Zone locations.

The Large Format Retail Zone is intended to support the overall retail offering within the district, without detracting from the core commercial activities located within the Rolleston Town Centre.

Development within the Large Format Retail Zone will include larger buildings and associated areas of car parking, with the road boundary interface managed carefully to mitigate the adverse visual effects arising from this and maintain a pleasant streetscape. In the case of PREC13, additional boundary treatment is required along the residential boundary interface to ensure development is compatible with its residential surroundings.

LFRZ-Objectives and Policies

|                |  |
|----------------|--|
| <u>LFRZ-P4</u> | <u>Manage built form and layout within PREC13 Lincoln Rolleston Road Large Format Retail Precinct to maintain compatibility with the amenity of adjacent residentially zoned land.</u> |
|----------------|--|



*LFRZ-Rules*

| LFRZ-R1   | Buildings and Structures   |   |
|---|--|---|
| <b><u>LFRZ</u></b><br><b><u>(excluding</u></b><br><b><u>PREC13)</u></b> | <b>Activity Status:</b> PER<br>1. The establishment of any building or structure and/or any addition or modification to an existing building or structure,<br><br><b>Where:</b><br>a. The building is not a residential unit.<br><br><b>And the activity complies with the following rule requirements:</b><br>LFRZ-REQ1 Servicing<br>LFRZ-REQ2 Height<br>LFRZ-REQ3 Height in relation to boundary<br>LFRZ-REQ4 Setbacks<br>LFRZ-REQ5 Outdoor storage<br>LFRZ-REQ6 Landscaping | <b>Activity status when compliance not achieved:</b><br><del>32</del> <sup>1</sup> . When compliance with any of LFRZ-R1.1.a. is not achieved: NC<br><del>43</del> <sup>2</sup> . When compliance with any rule requirement listed in this rule is not achieved:<br>Refer to LFRZ-Rule Requirements |
| <b><u>PREC13</u></b>  | <b><u>Activity Status:</u></b> RDIS<br><u>4. The establishment of any building or structure and/or any addition or modification to an existing building or structure.</u><br><br><b><u>Where the activity complies with the following rule requirements:</u></b><br><u>LFRZ-REQ1 Servicing</u><br><u>LFRZ-REQ2 Height</u><br><u>LFRZ-REQ3 Height in relation to boundary</u><br><u>LFRZ-REQ4 Setbacks</u><br><u>LFRZ-REQ5 Outdoor storage</u>                                  | <b><u>Activity status when compliance not achieved:</u></b><br><u>6. When compliance with any rule requirement listed in this rule is not achieved:</u><br><u>Refer to relevant rule requirement</u>  |

<sup>1</sup> Clause 16 amendment<sup>2</sup> Clause 16 amendment

|  |   |   |
|--|---|---|
|  | <p><u>LFRZ-REQ6 Landscaping</u></p> <p><u>LFRZ-REQ7 Outline Development Plan</u></p> <p><b>Matters for discretion:</b></p> <p><u>5. The exercise of discretion in relation to LFRZ-R1.4 is restricted to the following matters:</u></p> <p><u>a. CMUZ-MAT3 Urban Design.</u></p>  |   |
| <b>LFRZ-R4</b>   | <b>Food and Beverage Activities</b>   |   |
| <p><b><u>LFRZ</u></b><br/><b><u>(excluding</u></b><br/><b><u>PREC13)</u></b></p> | <p><b>Activity Status:</b> PER</p> <p>1. Any food and beverage activity,</p> <p><b>Where:</b></p> <p>a. The maximum GFA of the food and beverage activity does not exceed 150m<sup>2</sup> per individual tenancy, except that one individual food and beverage activity tenancy within the LFRZ may have a GFA of up to 1,000m<sup>2</sup>.</p> <p><b>And the activity complies with the following rule requirements:</b></p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p> <p>LFRZ-REQ6 Landscaping</p> | <p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with any of LFRZ-R4.1.a. is not achieved: NC</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved:<br/>Refer to LFRZ-Rule Requirements</p>   |
| <b><u>PREC13</u></b>   | <p><b>Activity Status:</b> PER</p> <p><u>4. Any food and beverage activity,</u></p> <p><b>Where:</b></p> <p><u>a. it is ancillary to a trade retail and trade supplier activity;</u></p> <p><u>b. it has a total GFA that does not exceed 250m<sup>2</sup> ; and</u></p> <p><u>c. there is no more than one food and beverage activity within the precinct.</u></p>   | <p><b>Activity status when compliance not achieved:</b></p> <p><u>5. When compliance with any of LFRZ-R4.4.a, LFRZ-R4.4.b., or LFRZ-R4.4.c is not achieved: NC</u></p> <p><u>6. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement</u></p> |

|  |   |   |
|--|---|---|
|  | <p><b><u>And the activity complies with the following rule requirements:</u></b></p> <p><u>LFRZ-REQ1 Servicing</u></p> <p><u>LFRZ-REQ5 Outdoor storage</u></p> <p><u>LFRZ-REQ6 Landscaping</u></p> <p><u>LFRZ-REQ7 Outline Development Plan</u></p>   |   |
| <b>LFRZ-R6</b>   | <b>Retail Activities</b>  |   |
| <p><b><u>LFRZ</u></b><br/><b><u>(excluding</u></b><br/><b><u>PREC13)</u></b></p> | <p><b>Activity Status:</b> PER</p> <p>1. Any retail activity that is not otherwise listed in LFRZ-Rule List,</p> <p><b>Where:</b></p> <p>a. The retail activity is not a department store; and</p> <p>b. The GFA of any individual retail tenancy is no less than 450m<sup>2</sup>.</p> <p><b><u>And the activity complies with the following rule requirements:</u></b></p> <p><u>LFRZ-REQ1 Servicing</u></p> <p><u>LFRZ-REQ5 Outdoor storage</u></p>                | <p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with any of LFRZ-R6.1.a, or LFRZ-R6.1.b. is not achieved: NC</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved:<br/>Refer to LFRZ-Rule Requirements</p> |
| <b><u>PREC13</u></b>   | <p><b><u>Activity Status:</u></b> PER</p> <p>4. Any retail activity that is not otherwise listed in LFRZ-Rule List,</p> <p><b><u>Where:</u></b></p> <p>a. <u>The retail activity is a supermarket with a GFA no less than 6,000m<sup>2</sup>.</u></p> <p><b><u>And the activity complies with the following rule requirements:</u></b></p> <p><u>LFRZ-REQ1 Servicing</u></p> <p><u>LFRZ-REQ5 Outdoor storage</u></p> <p><u>LFRZ-REQ7 Outline Development Plan</u></p> | <p><b><u>Activity status when compliance not achieved:</u></b></p> <p>5. When compliance with any of LFRZ-R6.4.a is not achieved: NC</p> <p>6. When compliance with any rule requirement listed in this rule is not achieved:<br/><u>Refer to relevant rule requirement</u></p> |

|   |  |   |
|---|--|---|
| <b>LFRZ-R7</b>  | <b>Automotive Activities</b>   |   |
| <b><u>LFRZ</u></b><br><b><u>(excluding</u></b><br><b><u>PREC13)</u></b> | <p><b>Activity Status:</b> PER</p> <p>1. Any automotive activity.</p> <p><b>Where the activity complies with the following rule requirements:</b></p> <p>LFRZ-REQ1 Servicing<br/>LFRZ-REQ5 Outdoor storage</p>   | <p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>  |
| <b><u>PREC13</u></b>  | <p><b>Activity Status:</b> NC</p> <p>3. <u>Any automotive activity.</u></p>  | <b>Activity status when compliance not achieved:</b> N/A  |
| <b>LFRZ-R8</b>  | <b>Trade Retail and Trade Supply Activities</b>  |   |
| <b><u>LFRZ</u></b><br><b><u>(excluding</u></b><br><b><u>PREC13)</u></b> | <p><b>Activity Status:</b> PER</p> <p>1. Any trade retail and trade supply activity.</p> <p><b>And the activity complies with the following rule requirements:</b></p> <p>LFRZ-REQ1 Servicing<br/>LFRZ-REQ5 Outdoor storage</p>  | <p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>  |
| <b><u>PREC13</u></b>  | <p><b>Activity Status:</b> PER</p> <p>3. <u>Any trade retail and trade supply activity.</u></p> <p><b>Where:</b></p> <p>a. <u>No more than one trade retail and trade supply activity is located in PREC13;</u></p> <p>b. <u>the GFA of the trade retail and trade supply activity is no less than 6,000m<sup>2</sup>; and</u></p> <p>c. <u>the use of any service access or loading bay adjacent to the eastern boundary is restricted to 0700 to 1900 hours.</u></p> <p><b>And the activity complies with the following rule requirements:</b></p> | <p><b>Activity status when compliance not achieved:</b></p> <p>4. <u>When compliance with any of LFRZ-R8.3.a, LFRZ-R8.3.b or LFRZ-R8.3.c is not achieved: NC</u></p> <p>5. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement</u></p> |

|   |   |   |
|---|---|---|
|   | <u>LFRZ-REQ1 Servicing</u><br><u>LFRZ-REQ5 Outdoor storage</u><br><u>LFRZ-REQ7 Outline Development Plan</u>   |   |
| <b>LFRZ-R11</b>   | <b>Community Corrections Activities</b>   |   |
| <b><u>LFRZ</u></b><br><b><u>(excluding</u></b><br><b><u>PREC13)</u></b> | <b>Activity Status:</b> PER<br>1. Any community corrections activity,<br><br><b>Where the activity complies with the following rule requirements:</b><br>LFRZ-REQ1 Servicing<br>LFRZ-REQ5 Outdoor storage   | <b>Activity status when compliance not achieved:</b><br>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements   |
| <b><u>PREC13</u></b>  | <b><u>Activity Status:</u></b> NC<br>3. <u>Any community corrections activity</u>   | <b><u>Activity status when compliance not achieved:</u></b> N/A   |
| <b>LFRZ-R16</b>   | <b>Primary Production Activities</b>  |   |
| <b><u>LFRZ</u></b><br><b><u>(excluding</u></b><br><b><u>PREC13)</u></b> | <b>Activity Status:</b> PER<br>1. Any primary production activity,<br><br><b>Where:</b><br>a. The activity is not:<br>i. mineral extraction;<br>ii. intensive primary production; or<br>iii. plantation forestry.<br><br><b>And the activity complies with the following rule requirements:</b><br>LFRZ-REQ1 Servicing<br>LFRZ-REQ5 Outdoor storage | <b>Activity status when compliance not achieved:</b><br>2. When compliance with any of LFRZ-R16.1.a. is not achieved: NC<br>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements |
| <b><u>PREC13</u></b>  | <b><u>Activity Status:</u></b> NC<br>4. <u>Any primary production activity</u>  | <b><u>Activity status when compliance not achieved:</u></b> N/A   |

| LFRZ-R21   | Industrial Activities that are not otherwise listed in LFRZ-Rule List   |  |
|--|---|--|
| <u>LFRZ</u><br><u>(excluding</u><br><u>PREC13)</u> | <b>Activity Status:</b> DIS<br>1. Any industrial activity that is not otherwise listed in the LFRZ-Rule List.       | <b>Activity status when compliance not achieved:</b> N/A |
| <u>PREC13</u>                                      | <b>Activity Status:</b> NC<br><u>2. Any industrial activity that is not otherwise listed in the LFRZ-Rule List.</u> | <b>Activity status when compliance not achieved:</b> N/A |

*LFRZ-Rule Requirements*

| LFRZ-REQ4  | Setbacks  |   |
|--|---|---|
| <u>LFRZ</u><br><u>(excluding</u><br><u>PREC13)</u> | 1. Any building shall be set back a minimum of 5m from the road boundary, except where 40% or more of the road facing ground-floor façade of the building is glazed.  | <b>Activity Status when compliance not achieved:</b><br>2. When compliance with any of LFRZ-REQ4.1. is not achieved: RDIS<br><br><b>Matters for discretion:</b><br>3. The exercise of discretion in relation to LFRZ-REQ4.2. is restricted to the following matters:<br>a. CMUZ-MAT6 Setbacks                                   |
| <u>PREC13</u>                                      | 4. <u>Any building shall be set back a minimum of 20m from the road boundary.</u><br>5. <u>Any building shall be set back a minimum of 10m from any internal boundary adjoining a residential zone.</u>   | <b>Activity Status when compliance not achieved:</b><br><u>6. When compliance with any of LFRZ-REQ4.4 or LFRZ-REQ4.5 is not achieved: RDIS</u><br><br><b>Matters for discretion:</b><br><u>7. The exercise of discretion in relation to LFRZ-REQ4.6 is restricted to the following matters:</u><br>a. <u>CMUZ-MAT6 Setbacks</u> |
| LFRZ-REQ5  | Outdoor Storage   |   |
|  | 1. Any outdoor storage area shall be screened from any road boundary of the site <u>and from any internal boundary adjoining a residential zone</u> by a fence, wall, or vegetation of at least 1.8m in height, for the full length that the storage area is visible from the road. | <b>Activity Status when compliance is not achieved:</b><br>3. When compliance with any of LFRZ-REQ5.1. or LFRZ-REQ5.2. is not achieved: RDIS<br><br><b>Matters for discretion:</b>  |

|                                       |  |  |
|---------------------------------------|--|--|
|                                       | 2. Unconsolidated materials such as soil, coal, sawdust, powdered fertilizer are to be covered or otherwise secured from being blown by the wind.  | 4. The exercise of discretion in relation to LFRZ-REQ5.3. is restricted to the following matters:<br><u>a.1.</u> <sup>3</sup> CMUZ-MATb Fencing and Outdoor Storage<br><br><b>Notification:</b><br><u>45.</u> <sup>4</sup> Any application arising from LFRZ-REQ5.3. shall not be subject to public notification   |
| <b>LFRZ-REQ6</b>                      | <b>Landscaping</b>   |  |
| <b><u>LFRZ (excluding PREC13)</u></b> | <ol style="list-style-type: none"> <li>1. Prior to the erection of any principal building, a landscaping strip of at least 3m width shall be provided along every road frontage of the site, except where the landscaping would encroach on the line of sight required for any railway crossing or any vehicle accessway as shown in TRAN-Schedules.</li> <li>2. The landscaping shall consist only of those species listed in APP4, and for each site shall include: <ol style="list-style-type: none"> <li>a. A minimum of two trees from Group A for every 10m of road frontage.</li> <li>b. At least 35% of the landscaping strip shall be planted in species from Group C.</li> <li>c. At least 10% of the landscaping strip shall be planted in species from Group D.</li> </ol> </li> <li>3. All plants shall be of the following maximum spacings: <ol style="list-style-type: none"> <li>a. Group B and Group C – 1.5m centres</li> <li>b. Group D – 700mm centres</li> </ol> </li> <li>4. All new planting areas shall be mulched.</li> <li>5. The landscaping shall be maintained and if dead, diseased or damaged shall be removed and replaced immediately with the same or similar species.</li> </ol> | <b>Activity Status when compliance not achieved:</b><br>8. When compliance with any of LFRZ-REQ6 is not achieved: RDIS<br><br><b>Matters of discretion:</b><br>9. The exercise of discretion in relation to LFRZ-REQ6.8. is restricted to the following matters: <ol style="list-style-type: none"> <li>a. CMUZ-MATd<sup>5</sup> Landscaping</li> </ol><br><b>Notification:</b><br><u>410.</u> Any application arising from LFRZ-REQ6.8. shall not be subject to public notification |

<sup>3</sup> Clause 16 amendment<sup>4</sup> Clause 16 amendment<sup>5</sup> Clause 16 amendment

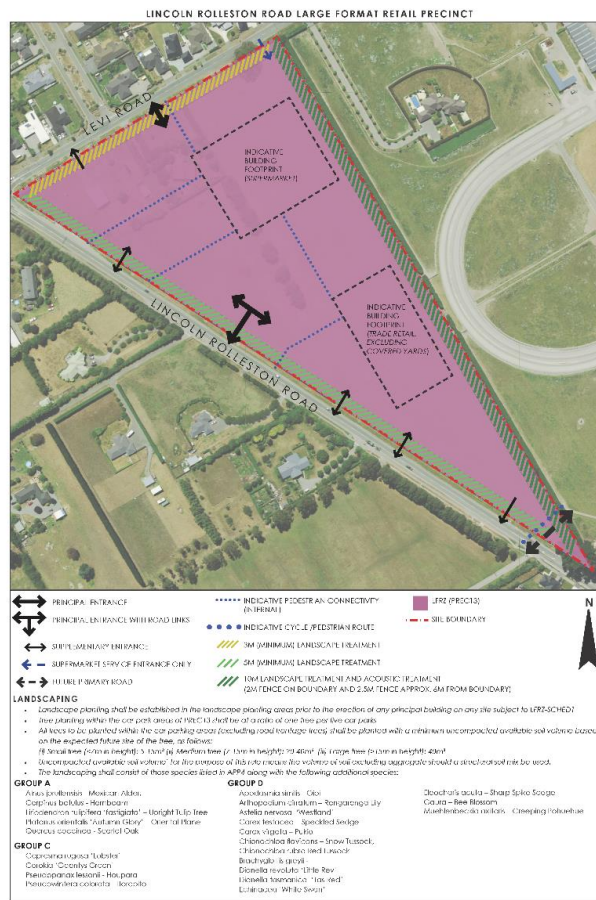
|                         |  |  |
|-------------------------|--|--|
|                         | <p>6. No fences or structures shall be erected within the 3m landscaping strip.</p> <p>7. Footpaths may be provided within the 3m landscape strip, provided that they are:</p> <ol style="list-style-type: none"> <li>No more than 1.5m in width; and</li> <li>Generally at right angles to the road frontage</li> </ol> |  |
| <b><u>PREC13</u></b>    | <p><b><u>11</u></b> Landscaping shall comply with the ODP in LFRZ-SCHED1 – Lincoln Rolleston Road Large Format Retail Precinct.</p>  | <p><b><u>Activity Status when compliance not achieved:</u></b></p> <p><u>12. When compliance with any of LFRZ-REQ6.11 is not achieved: RDIS</u></p> <p><b><u>Matters of discretion:</u></b></p> <p><u>13. The exercise of discretion in relation to LFRZ-REQ6.12 is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <li><u>CMUZ-MATa Landscaping</u></li> </ol> <p><b><u>Notification:</u></b></p> <p><u>14. Any application arising from LFRZ-REQ6.12 shall not be subject to public notification</u></p> |
| <b><u>LFRZ-REQ7</u></b> | <b><u>Outline Development Plan</u></b>   |  |
| <b><u>PREC13</u></b>    | <p><b><u>1.</u></b> Except as provided for in LFRZ-REQ6.11, all development shall be undertaken in accordance with the ODP in LFRZ-SCHED1 – Lincoln Rolleston Road Large Format Retail Precinct.</p>   | <p><b><u>Activity Status when compliance is not achieved:</u></b></p> <p><u>2. When compliance with any of LFRZ-REQ7.1 is not: achieved: DIS</u></p>   |



**LFRZ-SCHED1-Large Format Retail Precinct ODP**

**PREC13**

## Lincoln Rolleston Road Large Format Retail Precinct ODP



### Recommendations from s42A author, accepted by Commissioner

Add additional matters to the proposed LFRZ PREC13 ODP plan and any consequential changes to the supporting narrative in Part 3 – Area Specific Matters –LFRZ-Schedules.

|        |   |
|--------|---|
| PREC13 | <p><b>Permitted activity pre-requisites</b></p> <p>Add additional qualifiers in the narrative of the proposed PREC13 ODP to require that the following are submitted to SDC for approval to satisfy general compliance with the ODP.</p> <ol style="list-style-type: none"> <li>1. A landscape management plan has been provided for the approval of SDC that covers the security, maintenance, <del>and</del> pest and weed control <u>and regular monitoring of within</u> the northeastern 10-metre-wide biodiversity strip.</li> <li>2. A full CPTED assessment, including a lighting plan, has been provided for the approval of SDC.</li> <li>3. An Integrated transport Assessment covering the following items is provided for the approval of SDC: <ol style="list-style-type: none"> <li>i. <u>Site circulation, including to achieve integration of movement between key activities, and for supporting service vehicle movement (including for vehicles, pedestrians and cyclists).</u></li> <li>ii. <u>Safety and efficiency of the location and design of site access, including to support safe separation of the service access to the future Broadlands Drive intersection.</u></li> <li>iii. <u>The need for and proposed layout of upgrades to the site frontage onto Lincoln Rolleston Road, including provision for pedestrians, cyclists and potential future bus services.</u></li> </ol> </li> </ol> <p><b>Lincoln Rolleston Road landscaping strip</b></p> <p>Amend the proposed PREC13 ODP plan to require that:</p> <p>The Lincoln Rolleston Road landscape treatment, <u>including provision for a 5m landscape strip on the north side of the future primary road connection,</u> is to be designed and installed to be generally consistent with the consented landscape plan for the proposed supermarket development (RC216016).</p> <p><b>Carpark trees</b></p> <p>Amend the proposed PREC13 ODP plan to require that:</p> <p><u>Require one tree per five car parks within the parking area. These trees shall be generally distributed evenly throughout the parking area with a spacing of approximately 7.5m or one tree per three carparking bays where practical. Tree species within the parking areas are to be of medium or high grade heights.</u></p> <p><b>Outdoor storage area landscape treatments</b></p> <p>Amend the proposed PREC13 ODP plan to provide:</p> <p><u>Additional denser planting comprising shrubs and trees to at least 3m in height is required along the Lincoln Rolleston Road boundary adjacent to the outdoor storage areas that will need to be returned along the north side of the potential future eastern road connection.</u></p> |
|--------|---|

|  |   |
|--|---|
|  | <p><b>Service access annotation</b></p> <p>Amend the proposed PREC13 ODP plan to:</p> <p>The <u>service access</u> to the south as an 'Indicative' location to respond to the uncertainties around the location of the future Broadlands Drive <u>intersection</u>.</p> |
|--|---|

## APPENDIX B

## V2 Summary of Submissions – Commissioner Recommendations

| No. | Name                   | Category   | Point No. | Support/ Oppose | Submission Summary  | Recommendation   |
|-----|------------------------|--|-----------|-----------------|---|--|
| 1   | Kelsey Adams-Gavin     | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 1.1       | Support         | Rezone to support a commercial need in the location.  | Accept for the reasons recorded in the Recommendation.   |
| 2   | Dean Jones             | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 2.1       | Support         | Positive employment opportunities.  | Accept for the reasons recorded in the Recommendation.   |
| 3   | Michael van Haastrecht | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 3.1       | Oppose          | Adverse transport effects.  | Reject for the reasons recorded in the Recommendation.   |
|     | Michael van Haastrecht | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4            | 3.2       | Oppose          | Reduction in the enjoyment of the area.   | Accept for the reasons recorded in the Recommendation.   |
| 4   | Beth-ann Roche         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 4.1       | Oppose          | Inconsistent with the district plan that indicates that retail activities should be north of State Highway 1 and the Main Trunk Railway Line.   | Reject. Acknowledge inconsistency but rezoning appropriate for the reasons recorded in the Recommendation.   |
|     | Beth-ann Roche         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4            | 4.2       | Oppose          | Commercial activities will contribute to adverse transport effects and congestion.  | Reject for the reasons recorded in the Recommendation and based on transportation evidence.  |
|     | Beth-ann Roche         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.4-LFRZ-Rule Requirements > 1.1.4.1-LFRZ-REQ4 | 4.3       | Oppose          | A 20m (rather than a 5m) boundary setback is required with the residential area due to the size of the building.  | Accept in part. Note 20m boundary setback from the Lincoln Rolleston Road frontage included.   |
|     | Beth-ann Roche         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.4-LFRZ-Rule Requirements > 1.1.4.2-LFRZ-REQ5 | 4.4       | Oppose          | The management of the outdoor storage of stock is required to be monitored.   | Accept in part. Provisions for the outdoor storage area included.  |
|     | Beth-ann Roche         | 1-V2 Levi Road Variation Request > 1.3-Transport > 1.3.1-TRAN-Rule Requirements > 1.3.1.1-TRAN-REQ28               | 4.5       | Oppose          | Onsite staff parking needs to be provided to avoid adverse transport effects and congestion.  | Reject. Not appropriate to specify parking requirements in this context.   |
| 5   | Joanna Hindley         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 5.1       | Oppose          | Retain MRZ and require the proponent to locate in the existing LFRZ.  | Reject for the reasons recorded in the Recommendation.   |
|     | Joanna Hindley         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4            | 5.2       | Oppose          | Adverse effects on the adjoining and adjacent residential zones cannot be mitigated.  | Reject. Adverse effects have been properly addressed and can be mitigated.   |
|     | Joanna Hindley         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4            | 5.3       | Oppose          | Adverse noise effects, including beyond the site.   | Reject. Noise effects have been appropriately considered and addressed by noise experts.   |
|     | Joanna Hindley         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 5.4       | Oppose          | Adverse transport effects and inconsistency with objective TRAN-O3, including reduced safety and increased air pollution through increased vehicle movements and vehicles diverting down Reuben Avenue. | Reject for the reasons provided in the officer report and the Recommendation. Note frontage roads defined as arterial road. Traffic evidence that trade supplier will add approximately 40 heavy vehicle movements per day with these frontage roads forecast to carry approximately 1,300 vehicles per hour. Transport effects can be considered at consenting stage. |
|     | Joanna Hindley         | 1-V2 Levi Road Variation Request > 1.4-Signs > 1.4.1-SIGN-Rule Requirements > 1.4.1.1-SIGN-REQ1                    | 5.5       | Oppose          | Adverse visual effects associated with the signage and building bulk.   | Reject for the reasons recorded in the Recommendation and the officers report. Appropriate mechanisms to provide for assessment are now included, together with restrictions on signage.   |
|     | Joanna Hindley         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.3-LFRZ-Rules > 1.1.3.1-LFRZ-R1               | 5.6       | Oppose          | Adverse visual effects associated with the building bulk.   | Reject for the reasons recorded in the Recommendation and the officers report. Appropriate mechanisms are included.  |

| No. | Name  | Category  | Point No. | Support/ Oppose | Submission Summary  | Recommendation  |
|-----|---|---|-----------|-----------------|---|---|
|     | Joanna Hindley                                  | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 5.7       | Oppose          | Granting the request will set a precedent for commercial sprawl.  | Reject. Precedent of limited relevance in plan change context. Plan change would be required to enable any other trade activity. This site already includes a consented PaknSave. |
|     | Joanna Hindley                                  | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4 | 5.8       | Oppose          | Inconsistent with district plan, including compromising the character of the area and transport safety.   | Reject. With amendments made, issues in terms of character and transport safety will be addressed at consent stage.   |
| 6   | Amanda Thompson for Canterbury Regional Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone   | 6.1       | Not Stated      | Meets the broad intent of the CRPS by avoiding urban development outside greenfield priority areas (Objective 6.2.1) but proposes commercial development in an area that has been prioritised for residential 'greenfield' activities (Policy 6.3.1).   | Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.   |
|     | Amanda Thompson for Canterbury Regional Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone   | 6.2       | Not Stated      | Proposal allows for development that does not have a significant adverse distributional effect on key activity centres and neighbourhood centres (Objective 6.2.6 and Policy 6.3.6).  | Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.   |
|     | Amanda Thompson for Canterbury Regional Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone   | 6.3       | Not Stated      | The proposal does not conflict with the intent of the CRPS given there is a surplus in the medium term housing demand and uncertainty in the longer term forecasts (Objective 6.2.1.a).   | Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.   |
|     | Amanda Thompson for Canterbury Regional Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 6.4       | Not Stated      | Aside from the departure from Map A, the proposal supports self-sufficient business growth (Objective 6.2.2), consolidated and intensified business growth (Objective 6.2.6) and providing business development close to labour supply and transport networks (Policy 6.3.6).   | Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.   |
|     | Amanda Thompson for Canterbury Regional Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 6.5       | Not Stated      | Aside from the departure from Map A, the proposal aligns with the CRPS by ensuring any new development can be efficiently and effectively serviced (objectives 6.2.1 and 6.2.2, and Policy 6.3.5) and by promoting sustainable outcomes through access to existing transport networks, reduced travel distances and increase walkable catchments to a hardware store (Objectives 6.2.4 and Policy 6.3.4). | Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.   |
|     | Amanda Thompson for Canterbury Regional Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone   | 6.6       | Not Stated      | Consistency with the CRPS for managing natural hazards (Objectives 5.2.1 and 11.2.1, and Policies 5.3.2 and 11.3.1), contaminated land (Objective 17.2.1 and Policy 17.3.2) and protecting groundwater (Objective 5.2.1, and Policies 5.3.2 and 7.3.4).   | Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.   |
|     | Amanda Thompson for Canterbury Regional Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone   | 6.7       | Not Stated      | The proposal will need to comply with the Selwyn District Plan and the Canterbury Land and Water Plan if it proceeds.   | Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.   |
| 7   | Daniel Bartley                                  | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 7.1       | Support         | Rezoned to support a commercial need in the location.   | Accept for the reasons recorded in the Recommendation.  |
|     | Daniel Bartley                                  | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 7.2       | Support         | Positive transport effects through less commuting.  | Accept for the reasons recorded in the Recommendation and officer report.   |
| 8   | Rob Wright                                      | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 8.1       | Support         | Supports a commercial need in Rolleston.  | Accept for the reasons recorded in the Recommendation.  |

| No. | Name               | Category   | Point No. | Support/ Oppose | Submission Summary   | Recommendation  |
|-----|--------------------|--|-----------|-----------------|--|---|
|     | Rob Wright         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 8.2       | Support         | Positive transport effects through less commuting.   | Accept for the reasons recorded in the Recommendation and officer report.   |
| 9   | Scott Wasley       | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 9.1       | Support         | Support the rezoning.  | Accept for the reasons recorded in the Recommendation.  |
| 10  | Sandra Cameron     | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 10.1      | Support         | Supports a commercial need in the district and Rolleston.  | Accept for the reasons recorded in the Recommendation.  |
|     | Sandra Cameron     | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 10.2      | Support         | Positive transport effects through less commuting.   | Accept for the reasons recorded in the Recommendation and officer report.   |
| 11  | Britney Murray     | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 11.1      | Support         | Rezone to support a commercial need in the location.   | Accept for the reasons recorded in the Recommendation.  |
|     | Britney Murray     | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 11.2      | Support         | Positive transport effects through less commuting and improved accessibility.  | Accept for the reasons recorded in the Recommendation and officer report.   |
| 12  | Vicky Van der Zwet | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 12.1      | Support         | Supports a commercial need in the location.  | Accept for the reasons recorded in the Recommendation.  |
|     | Vicky Van der Zwet | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 12.2      | Support         | Positive transport effects through less commuting and improved accessibility.  | Accept for the reasons recorded in the Recommendation and officer report.   |
|     | Vicky Van der Zwet | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 12.3      | Support         | Positive employment opportunities.   | Accept for the reasons recorded in the Recommendation.  |
| 13  | Emma Van der Zwet  | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 13.1      | Support         | Supports a commercial need in the location.  | Accept for the reasons recorded in the Recommendation.  |
|     | Emma Van der Zwet  | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 13.2      | Support         | Positive transport effects through less commuting and improved accessibility.  | Accept for the reasons recorded in the Recommendation and officer report.   |
|     | Emma Van der Zwet  | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview  | 13.3      | Support         | Positive employment opportunities and improved retail offerings.   | Accept for the reasons recorded in the Recommendation.  |
| 14  | Peter Beechey      | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4                                  | 14.1      | Oppose          | Retain MRZ and require the proponent to locate in the existing LFRZ.   | Reject for the reasons recorded in the Recommendation.  |
|     | Peter Beechey      | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4                                  | 14.2      | Oppose          | The location will not generate any benefits for the neighbouring residents.  | Reject for the reasons recorded in the Recommendation including benefits arising from co-location.  |
|     | Peter Beechey      | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4                                  | 14.3      | Oppose          | The activity is incompatible with the amenity and character of the area.   | Reject. Additional rules and matters of control enable amenity and character issues to be addressed.  |
|     | Peter Beechey      | 1-V2 Levi Road Variation Request > 1.2-Commercial and Mixed Use Zones > 1.2.1-CMUZ-Matters for Control or Discretion > 1.2.1.1-CMUZ-MAT3 | 14.4      | Oppose          | Inconsistency with the urban design matters of control or discretion as the activity is not retail or large format retail. | Reject. Additional rules and matters of control enable amenity and character issues to be addressed. Consented PaknSave retail and evidence provided that Mitre10 focus on retail and within definition of trade retail and trade suppliers.  |
|     | Peter Beechey      | 1-V2 Levi Road Variation Request > 1.3-Transport > 1.3.1-TRAN-Rule Requirements > 1.3.1.1-TRAN-REQ28                                     | 14.5      | Oppose          | Adverse transport effects, including reduced safety and increased greenhouse gas emissions.                                | Reject. Transport effects, including safety, addressed in expert evidence and matters can be addressed in terms of safety through consenting. No evidence of increased greenhouse gas emissions and evidence reduction in commuting and travel to other destinations for trade retail supplies. |
|     | Peter Beechey      | 1-V2 Levi Road Variation Request > 1.4-Signs > 1.4.1-SIGN-Rule Requirements > 1.4.1.1-SIGN-REQ1  | 14.6      | Oppose          | The signage will be incompatible with the area.  | Reject. Signage limited and additional signage can be addressed through the consenting process.   |

| No. | Name   | Category  | Point No. | Support/ Oppose | Submission Summary   | Recommendation   |
|-----|--|---|-----------|-----------------|--|--|
|     | Peter Beechey                                    | 1-V2 Levi Road Variation Request > 1.5-How the Plan Works > 1.5.1-HPW26 - Precincts                     | 14.7      | Oppose          | A LFRZ should be excluded along Levi Road, but smaller boutique businesses that improve neighbourhood ambience and bring an energy may be appropriate.   | Reject for the reasons recorded in the Recommendation. The LFRZ as proposed appropriate.   |
|     | Peter Beechey                                    | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.3-LFRZ-Rules > 1.1.3.1-LFRZ-R1    | 14.8      | Oppose          | Adverse visual effects associated with the colour and architectural form of the proposed buildings.  | Reject. Amended provisions provide for appropriate assessment of visual effects and architectural form of the proposed buildings.  |
| 15  | Daniel Schmidt                                   | 1-V2 Levi Road Variation Request > 1.5-How the Plan Works > 1.5.1-HPW26 - Precincts                     | 15.1      | Oppose          | LFRZ should be excluded along Levi Road to maintain the separation between residential and commercial activities.  | Reject. Supermarket consented. Appropriate provisions included to address interface of residential and commercial activities.  |
|     | Daniel Schmidt                                   | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4 | 15.2      | Oppose          | Compromise the character of the area.  | Reject. The plan provisions enable appropriate assessment of separation and integration with residential boundaries.   |
|     | Daniel Schmidt                                   | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4 | 15.3      | Oppose          | Adverse transport effects including an increase in larger trade vehicles.  | Reject. Transport effects, including safety, addressed in expert evidence and matters can be addressed in terms of safety through consenting.  |
|     | Daniel Schmidt                                   | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 15.4      | Oppose          | Granting the request will set a precedent for additional large-scale trade and retail stores within the residential areas of Rolleston.  | Reject. Precedent of limited relevance in plan change context. Plan change would be required to enable any other trade activity. This site already includes a consented PaknSave.  |
| 16  | Rodrigo Carneiro                                 | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 16.1      | Support         | Positive transport effects through less commuting.   | Accept. Potential reduction in commuting identified and assessed in Recommendation and officer reports.  |
|     | Rodrigo Carneiro                                 | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 16.2      | Support         | Improved retail offerings.   | Accept for the reasons recorded in the Recommendation and officer reports.   |
| 17  | Andrew Beattie for Beattie Air                   | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 17.1      | Support         | Addresses the deficit of LFRZ land within the district to support the community and local businesses.  | Accept.  |
|     | Andrew Beattie for Beattie Air                   | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 17.2      | Support         | Supports a commercial need in the district and in the location.  | Accept for the reasons recorded in the Recommendation, officers report and expert economic evidence.   |
|     | Andrew Beattie for Beattie Air                   | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 17.3      | Support         | The location will support convenience and productivity.  | Accept.  |
|     | Andrew Beattie for Beattie Air                   | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 17.4      | Support         | Positive transport effects through less commuting.   | Accept. Transport effects, including safety, addressed in expert evidence.   |
|     | Andrew Beattie for Beattie Air                   | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 17.5      | Support         | The rezoning will have economic benefits.  | Accept for the reasons addressed in the Recommendation.  |
| 18  | Te Ngai Tuahuriri Runanga and Te Taumutu Runanga | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                   | 18.1      | Support         | Supportive of the rezoning subject to the recommendations contained in the CIA prepared by Mahaanui Kurataiao Limited, including to: identify and protect springs and/or wetlands; identify and protect culturally sensitive areas; apply low-impact design methods; remediate all contaminated soils; minimise earthworks at the design phase; avoid earthworks that could affect aquifers; survey and protect taonga/indigenous species; apply relevant guidelines to the design and construction of services; avoid any decrease in stormwater capacity; and encourage the treatment of hard stand stormwater discharges to treat heavy metals. | Accept. The officers report identifies no presence of springs or wetlands or sites of significance to Māori, taonga/indigenous species and any sensitive environments that are identified would require protection through subsequent consenting process. Agree with reporting officer's analysis in s42A report at 7.91. Relevant guidelines and other issue identified in this submission can be addressed through the consenting processes. |

Council 23 July 2025 PUBLIC AGENDA

| No. | Name                                  | Category   | Point No. | Support/ Oppose | Submission Summary  | Recommendation   |
|-----|---------------------------------------|--|-----------|-----------------|---|--|
| 19  | Tim Mason for Selwyn District Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 19.1      | Not Stated      | Adverse transport effects on the safe operation of a future Emergency Services Campus need to be managed, including the placement of vehicle crossings and access onto Lincoln-Rolleston Road. Further, consideration needs to be given to the future formation of the Lincoln-Rolleston Road and Broadlands Drive intersection to ensure it is supported by integrated transport planning. | Concerns noted. Recommendation that the ODP be amended to identify the service access to the south as an indicative location to respond to uncertainties around the location of the future Broadlands Drive intersection.  |
|     | Tim Mason for Selwyn District Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 19.2      | Not Stated      | Adverse transport effects on the safe operation of a future Emergency Services Campus need to be managed, including the placement of vehicle crossings and access onto Lincoln-Rolleston Road. Further, consideration needs to be given to the future formation of the Lincoln-Rolleston Road and Broadlands Drive intersection to ensure it is supported by integrated transport planning. | As above   |
|     | Tim Mason for Selwyn District Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 19.3      | Not Stated      | Adverse transport effects on the safe operation of a future Emergency Services Campus need to be managed, including the placement of vehicle crossings and access onto Lincoln-Rolleston Road. Further, consideration needs to be given to the future formation of the Lincoln-Rolleston Road and Broadlands Drive intersection to ensure it is supported by integrated transport planning. | As above   |
|     | Tim Mason for Selwyn District Council | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.5-LFRZ-Schedules                             | 19.4      | Not Stated      | Adverse transport effects on the safe operation of a future Emergency Services Campus need to be managed, including the placement of vehicle crossings and access onto Lincoln-Rolleston Road. Further, consideration needs to be given to the future formation of the Lincoln-Rolleston Road and Broadlands Drive intersection to ensure it is supported by integrated transport planning. | As above   |
|     | Tim Mason for Selwyn District Council | 1-V2 Levi Road Variation Request > 1.6-Planning Maps   | 19.5      | Not Stated      | Adverse transport effects on the safe operation of a future Emergency Services Campus need to be managed, including the placement of vehicle crossings and access onto Lincoln-Rolleston Road. Further, consideration needs to be given to the future formation of the Lincoln-Rolleston Road and Broadlands Drive intersection to ensure it is supported by integrated transport planning. | As above   |
| 20  | James Harris                          | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 20.1      | Support         | The rezoning is needed for Rolleston.   | Accept for the reasons contained in the Recommendation and s42A Report.  |
| 21  | Jonathan White                        | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 21.1      | Oppose          | Adverse transport effects.  | Reject for the reasons provided in the officer report and the Recommendation. Again note frontage road is defined as arterial road. Traffic evidence that trade supply will add approximately 40 heavy vehicle movements per day with these frontage road forecast to carry approximately 1,300 vehicles per hour. |
|     | Jonathan White                        | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4            | 21.2      | Oppose          | Oppose as it is out of zone and centre.   | Reject for the reasons contained in the Recommendation.  |
| 22  | Gould Developments Ltd                | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.4-LFRZ-Rule Requirements > 1.1.4.3-LFRZ-REQ6 | 22.1      | Support         | Requests that the acoustic and landscape treatments along the boundary with 131-139 Levi Road are retained.   | Accept.  |



| No. | Name                   | Category   | Point No. | Support/ Oppose | Submission Summary  | Recommendation   |
|-----|------------------------|--|-----------|-----------------|---|--|
|     | Gould Developments Ltd | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.4-LFRZ-Rule Requirements > 1.1.4.1-LFRZ-REQ4 | 22.2      | Not Stated      | Requests that the building setbacks illustrated in Appendix H Updated Indicative Mitre 10 Concept Plan of the request are retained. | Accept.  |
| 23  | Nigel Shatford         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 23.1      | Support         | Supports a commercial need in Rolleston.  | Accept for the reasons contained in the Recommendation and the officer report. |
|     | Nigel Shatford         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 23.2      | Support         | Positive transport effects through less commuting and improved accessibility.   | Accept for the reasons contained in the Recommendation and officer report.     |
|     | Nigel Shatford         | 1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview                              | 23.3      | Support         | Improved retail offerings.  | Accept for the reasons contained in the Recommendation and officer report.     |

**BEFORE THE SELWYN DISTRICT COUNCIL**

**IN THE MATTER OF** the Resource Management Act 1991

**AND**

**IN THE MATTER OF** a request by Foodstuffs (South Island) Properties Limited to change the Partially Operative Selwyn District Plan by rezoning approximately 7 hectares of land at 157 Levi Road, Rolleston from Medium Density Residential Zone to Large Format Retail Zone (Variation 2)

---

**RECOMMENDATION OF COMMISSIONER DAVID CALDWELL**

**Dated 15 July 2025**

---

**Hearing Held: 24 and 25 March 2025**

**Appearances:**

Council:

Mr Craig Friedel – Consultant Planner, s42A reporting officer

Mr Derek Foy – Economics

Mr Hugh Blake-Manson – Infrastructure

Dr Jeremy Trevathan –Acoustics

Mr Gabriel Wilson Ross – Landscape and visual effects

Mr Andy Carr – Transportation

Mr John Lonink – Urban design

Proponent:

Ms Alex Booker and Ms Sarah Schulte, Legal Counsel

Ms Rebecca Parish, company representative (Foodstuffs)

Mr Murray Smith, company representative (Mitre10)

Mr Bernard Johnston –Architecture

Mr David Compton-Moen – Urban design and landscape

Mr Tony Milne – Landscape architecture

Mr Andrew Metherell – Transport

Mr Rob Hay – Acoustic engineering

Mr Fraser Colegrave – Economics

Mr Ruben Thielmann – Servicing

Mr Mark Allan – Planning

Submitters

Mr Al Lawn, Selwyn District Council

Mr P Beechey

**ABBREVIATIONS TABLE**

|               |  |
|---------------|--|
| <b>CARP</b>   | Canterbury Air Regional Plan                   |
| <b>CLWRP</b>  | Canterbury Land and Water Regional Plan        |
| <b>CPTED</b>  | Crime Prevention Through Environmental Design  |
| <b>CRPS</b>   | Canterbury Regional Policy Statement           |
| <b>IMP</b>    | Mahaanui Iwi Management Plan 2013              |
| <b>LFRZ</b>   | Large Format Retail Zone                       |
| <b>MRZ</b>    | Medium Density Residential Zone                |
| <b>NPS-UD</b> | National Policy Statement on Urban Development |
| <b>ODP</b>    | Outline Development Plan                       |
| <b>POSDP</b>  | Partially Operative Selwyn District Plan       |
| <b>PPCR</b>   | Private Plan Change Request (Variation 2)      |
| <b>RMA</b>    | Resource Management Act 1991                   |

## INDEX

|  |           |
|--|-----------|
| <b>Introduction</b>  | <b>4</b>  |
| <b>Variation 2</b>   | <b>5</b>  |
| <b>Site Visit</b>  | <b>5</b>  |
| <b>Site and Surrounding Environment</b>  | <b>5</b>  |
| <b>Planning Context</b>  | <b>7</b>  |
| <b>Statutory Framework</b>   | <b>7</b>  |
| <b>Preliminary Matter</b>  | <b>9</b>  |
| <i>Conclusion</i>  | 11        |
| <b>Background Evidence – Intentions for the Site</b>   | <b>11</b> |
| <b>Assessment of Actual and Potential Effects, Matters Raised in Submissions, Matters Necessary to be Considered</b> | <b>12</b> |
| <b>Urban Form, Character, Amenity and Visual Effects</b>   | <b>13</b> |
| <i>Evidence</i>  | 14        |
| <i>Landscape and Visual Effects</i>  | 15        |
| <i>Section 42A Reporting Officer</i>   | 21        |
| <i>Submitter Evidence</i>  | 24        |
| <i>Assessment</i>  | 24        |
| <i>Additional Landscaping Around the Outdoor Storage and Landscape Supply Yards</i>                                  | 26        |
| <i>Assessment</i>  | 27        |
| <i>Glazing and Modulation</i>  | 27        |
| <i>Urban Form / Urban Design</i>   | 28        |
| <i>Legal Submissions in Reply</i>  | 34        |
| <i>Issue - Connectivity to the Northeastern Boundary</i>   | 36        |
| <i>Assessment of Remaining Urban Design Matters</i>  | 37        |
| <i>Assessment</i>  | 38        |
| <i>Urban Form</i>  | 39        |
| <b>Economics</b>   | <b>40</b> |
| <i>Submitter Comments</i>  | 44        |
| <i>Assessment</i>  | 45        |
| <i>Impact on Property Values</i>   | 46        |
| <b>Infrastructure Servicing</b>  | <b>47</b> |
| <b>Noise and Vibration</b>   | <b>48</b> |
| <b>Transportation Network</b>  | <b>49</b> |
| <i>Assessment</i>  | 51        |
| <i>Assessment of Selwyn District Council's Submission</i>  | 52        |
| <b>Land Suitability, Geotechnical Risk and Natural Hazards</b>   | <b>53</b> |
| <i>Flood Risk</i>  | 54        |
| <i>Geotechnical Risk</i>   | 54        |
| <i>Contaminated Soils</i>  | 54        |
| <b>Versatile Soils</b>   | <b>55</b> |
| <b>Statutory Analysis</b>  | <b>55</b> |
| <i>Functions of Territorial Authorities</i>  | 55        |
| <i>National Policy Statement on Urban Development</i>  | 56        |
| <i>Canterbury Regional Policy Statement</i>  | 57        |
| <i>Canterbury Land and Water Regional Plan and Canterbury Air Regional Plan</i>                                      | 58        |
| <i>Mahaanui Iwi Management Plan 2013</i>   | 58        |
| <i>Relevant Non-statutory Plans and Strategies Prepared Under Other Acts</i>   | 59        |
| <i>Consideration of Alternatives, Costs and Benefits – Section 32</i>  | 59        |
| <i>Areas of Disagreement</i>   | 62        |
| <i>Assessment</i>  | 63        |
| <i>Benefits and Costs</i>  | 64        |
| <i>Assessment</i>  | 65        |
| <i>Risks of Acting or Not Acting</i>   | 65        |
| <i>Section 32AA</i>  | 65        |
| <i>Section 31</i>  | 67        |
| <i>Part 2</i>  | 67        |
| <b>Overall Conclusion</b>  | <b>67</b> |
| <b>Recommendation</b>  | <b>68</b> |

## Introduction

1. I have been appointed to hear submissions and make a recommendation to Selwyn District Council on the request by Foodstuffs (South Island) Properties Limited (the **Proponent**) to rezone the site at the corner of Levi and Lincoln Rolleston Road, Rolleston. The request is to rezone the land from MRZ to LFRZ in the POSDP. It is known as Variation 2 (the **Proposal** or **PPCR**).
2. I held a hearing at Te Ara Ātea, 59 Tennyson Street, Rolleston on 24 and 25 March 2025.
3. Following the hearing, I issued a Minute advising that I wished to undertake a site visit and directing a date for the Proponent's reply.<sup>1</sup> The reply was received in accordance with my directions. I issued a further Minute recording the site visit and sought further information in relation to a clear summary of the rules in so far as they relate to the identified outdoor areas. I advised that my preference was for that to be provided by way of a joint planning statement or alternatively brief memorandum.<sup>2</sup> I received that by way of a planning Joint Witness Statement on 16 May 2025.<sup>3</sup>
4. I issued a further Minute confirming that I had received the Joint Witness Statement addressing the rules applicable to the setback areas. That Minute further advised that I had commenced my deliberations and that I did not propose to formally close the hearing at that stage, simply as a matter of prudence in case there were matters that arise through my deliberations that I may seek clarification on.<sup>4</sup>
5. I issued a further Minute seeking a word copy of the final proposed plan provisions, marked up with changes both accepted and not accepted. I directed those documents be provided by 10.00am Monday 23 June 2025. I received those on 25 June 2025.
6. I issued a further Minute on 9 July 2025 seeking clarification in relation to LFRZ-P4. The issue I wanted to understand was why the word "adjacent" was used in that proposed policy rather than "adjoining", noting that "adjoining" is defined in the POSDP. I received a response by way of a Joint Witness Statement – Planning dated 9 July 2025. I deal with this later in this Recommendation.
7. I record that I have read and considered all of the documents provided. These include the Proposal, s92 requests and responses, all of the submissions, the officer reports, and all of the evidence. All of that information is publicly available on the Selwyn District Council's website at:

<https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review/variation-to-proposed-selwyn-district-plan/variation-2-levi-road>

---

<sup>1</sup> Minute No 3 dated 27 March 2025.

<sup>2</sup> Minute No 4 dated 9 May 2025.

<sup>3</sup> Joint Witness Statement – Planning 16 May 2025.

<sup>4</sup> Minute No 5 dated 26 May 2025.

8. I do not propose to lengthen this recommendation by reciting all of the evidence. I refer to the relevant evidence, submissions and other documents when addressing particular issues and statutory provisions, and the relevant submissions. I have however traversed the landscape and urban design evidence at some length. That evidence addresses key issues. Again, I confirm that I have carefully considered all of the relevant documents, evidence and submissions.

## **Variation 2**

9. The PPCR is a proposed private plan change in accordance with clause 21 of Schedule 1 of the RMA. The PPCR in essence seeks a change to the MRZ zoning to LFRZ. That zoning has been operative since 28 August 2023. It is noted that the Proponent made a submission on Variation 1 (the Council's intensification planning instrument) but the proposed rezoning was determined to be out of scope by the District Plan Independent Hearing Panel.
10. Ultimately the Council accepted the Proposal for consideration and proceeded with public notification under clause 25(2)(b) of the above Schedule 1. I note the reporting officer does not consider that the reference to the request as a plan change request or a variation has any consequence from a procedural prospective. I address that issue in the following paragraphs.
11. The request was publicly notified on 25 September 2024 with the submission period closing on 23 October 2024. A summary of submissions was then produced and publicly notified on 4 December 2024 with the further submission period closing on 18 December 2024.<sup>5</sup>
12. 23 submissions were received. Those are summarised in Table 1 of the Officer's Report. This includes one late submission by Goulds Development Limited. I accepted that submission and it was included in the summary published.
13. In terms of further submissions, one was received from Canterbury Regional Council supporting in part and opposing in part the relief sought by Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga.

## **Site Visit**

14. While I am familiar with the site, I undertook a site visit and was escorted, on the site, by project managers from Foodstuffs and Naylor Love. That site visit was summarised in my Minute 4.

## **Site and Surrounding Environment**

15. The site and surrounding environment is described in Section 3 of Variation 2.<sup>6</sup> It was also summarised in the landscape and visual evidence provided by Mr Ross on behalf of the Council and by Messrs Compton-Moen and Milne, on behalf of the Proponent, in their urban design and landscape evidence respectively.

---

<sup>5</sup> Officer's Report dated 28 February 2025 at [4.6].

<sup>6</sup> Variation 2 Section 3 The Site and Surrounding Environment (pages 5 and 6).

16. Mr Milne, in his Landscape Assessment Report, described the site noting it being of 7.24 ha. He noted it was a triangular shaped property with the consented PAK'nSAVE development occupying the widest part adjacent to Levi and Lincoln Rolleston Roads. He identified that despite its residential zoning the site currently had working rural character with what he described as a low degree of rural amenity (from beyond the site boundary).<sup>7</sup> Mr Milne went on to describe the development enabled by RC216016 in some detail. He described the landscape values of the receiving environment noting that the land cover had been extensively modified by low density residential development, rural lifestyle properties and rural agricultural activities and, in his view, the site and its receiving environment have been modified to a point in which they have a low degree of physical value. He identified and assessed the existing landscape values of the site, together with the foreseeable landscape values of the site.<sup>8</sup>
17. Mr Compton-Moen's Urban Design and Visual Impact Assessment provided with the plan change request addressed the existing character, described the vegetation types, the flat open geometric fields backdropped by the southern alps to the northwest and the Port Hills to the southeast, with expansive views often possible intermittently but not into the site. He considered it to be a modified site with rural character as opposed to natural character. He identified that there are a number of existing developments near the site with typical suburban bulk and location characterised by single storey standalone dwellings. He noted there were further dwellings within the block defined by Levi, Weedons, Lincoln Rolleston and Selwyn Roads – being typically large and scattered throughout larger fields.
18. He identified that the closest commercial retail area to the site is approximately 400m to the northwest, being The Warehouse, smaller retail shops and a surfaced carpark. Overall he described the receiving environment as having a rural, semi-open character on the immediate fringe of suburban development. He considered it important to note that although the existing environment reflects a rural/rural-residential character, this differs from the anticipated future form which he addressed. I will return to that in my discussion of landscape and urban design related matters.
19. The land is bordered by Levi Road to the north and Lincoln Rolleston Road to the west, both of which are arterial roads. Levi Road provides a primary connection between Rolleston and the Christchurch southern motorway and Lincoln Rolleston Road provides an alternative route.
20. The description refers to the consented PAK'nSAVE development. That sits in the northern part of the site. Consent for the supermarket, carparking, signage and landscaping was granted under RC216016. I was the hearings commissioner delegated to make the decision on that consent. As outlined in Section 3.2 of the Proposal, the supermarket has a building footprint of approximately 7,232 m<sup>2</sup> with a gross floor area of approximately 8,108 m<sup>2</sup> at a maximum height of approximately 12.5 m above existing ground level. It includes 5 access points.

<sup>7</sup> Landscape Assessment Report dated 14 February 2024 at [4.2].

<sup>8</sup> Landscape Assessment Report dated 14 February 2024 at [4.4] and [4.5].

21. From my site visit it is readily apparent that construction of the buildings, carparks, open space area in the northwest corner of the site, entranceways including an arbour pedestrian connection, and landscaping are well underway and, I understand, near to opening.
22. The site narrows markedly from the Levi Road frontage and the area of the site containing the PAK'nSAVE down to a narrow point at the southeast corner. The area of the site not occupied by the PAK'nSAVE development retains a modified rural character and is zoned MRZ under the POSDP.
23. In terms of the surrounding environment, as described in 3.3 of the Proposal, it is characterised by a mix of low density residential housing, typically single storey residential topologies, semi rural lifestyle blocks, and rural land uses, including for equine purposes and, from my observations, some limited grazing. The land immediately to the east is zoned MRZ and beyond that remains General Rural Zone. Figure 5 of the Proposal shows the surrounding areas, it also identifies the Town Centre Zone and illustrates its location relative to the site.

### Planning Context

24. Mr Friedel, in his officer report, adopted the Proponent's description of the site and the surrounding environs. He advised that the site subject to Variation 2 was originally rezoned from Rural (Inner Plains) Zone to Living Z Deferred through SDC's promulgated Plan Change 7. This actively zoned multiple residential 'greenfield priority areas' in Rolleston and Lincoln. He advised that deferral was subsequently uplifted. He advised that Rolleston Area 4 ODP was then amended through the private plan change 71 process to establish connections with the land to the northeast and that the Variation 2 site was subsequently rezoned to MRZ (DEV-RO1 – Rolleston 1 Development Area) via the Variation 1 process with those provisions having immediate legal effect. He noted that the site was identified in the Rolleston Structure Plan for Medium Density Residential development at densities of 15 households per hectare and as Greenfield Priority Area – Residential in Our Space.

### Statutory Framework

25. The mandatory requirements and statutory tests when preparing a change to a district plan have been addressed in a number of Environment Court cases. These include *Colonial Vineyards*.<sup>9</sup>
26. In summary the general requirements are:
  - (a) The district plan (change) should accord with and assist the local authority to carry out its functions under s31 and to achieve the purpose of the RMA.<sup>10</sup> Those functions include:
    - (i) Achieving the integrated management of effects of the use, development or protection of land and associated natural and physical resources;

<sup>9</sup> *Colonial Vineyards Limited v Marlborough District Council* [2014] NZEnvC 55.

<sup>10</sup> s74(1)(a) and (b) of the RMA.



- (ii) Ensuring that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district; and
    - (iii) Controlling any actual or potential effects of the use, development or protection of land, including for the purposes of avoidance or mitigation of natural hazards;
  - (b) When preparing the district plan (change) the territorial authority must give effect to any National Policy Statement, a National Planning Standard, the New Zealand Coastal Policy Statement and the operative Regional Policy Statement;<sup>11</sup>
  - (c) When preparing its district plan (change) the territorial authority shall:
    - (i) Have regard to any proposed Regional Policy Statement;<sup>12</sup>
    - (ii) Give effect to any operative Regional Policy Statement;<sup>13</sup>
  - (d) The district plan (change) must not be inconsistent with an operative Regional Plan for any matter specified in s30(1) or a Water Conservation Order,<sup>14</sup> and must have regard to any proposed Regional Plan on any matter of regional significance;<sup>15</sup>
  - (e) The territorial authority must also have regard to any relevant management plans and strategies under other Acts, and must take into account any relevant planning document recognised by an iwi authority and lodged with a territorial authority, to the extent that its contents has a bearing on the resource management issues of the district;<sup>16</sup>
  - (f) The policies are to implement the objectives, and the rules are to implement the policies;<sup>17</sup>
  - (g) The plan change shall have regard to the actual or potential effects on the environment of activities including, in particular, any adverse effects.<sup>18</sup>
27. There is no dispute as to the statutory framework. Another recent Environment Court example is *Te Taiwhenua o Heretaunga v Hawke's Bay Regional Council*.<sup>19</sup>
28. Section 32 requires that:
- (a) Each proposed policy or method (including each rule) is to be examined, having regard to its efficiency and effectiveness, as to whether it is the most appropriate method for achieving the objectives of the district plan taking into account the benefits and costs of the

<sup>11</sup> s75(3)(a), (ba) and (c) of the RMA.

<sup>12</sup> s74(2)(a)(i) of the RMA.

<sup>13</sup> s75(3)(c) of the RMA.

<sup>14</sup> s75(4) of the RMA.

<sup>15</sup> s74(2)(a)(ii) of the RMA.

<sup>16</sup> s74(2)(b)(i) and s74(2A) of the RMA.

<sup>17</sup> s75(1)(b) and (c) of the RMA.

<sup>18</sup> s76(3) of the RMA.

<sup>19</sup> *Te Taiwhenua o Heretaunga v Hawke's Bay Regional Council* [2025] NZEnvC 138.

proposed policies and methods, and the risk of acting or not acting if there is uncertain or insufficient information;

- (b) The objectives of the Proposal (the stated purpose of the Proposal) are the most appropriate way to achieve the purpose of the RMA;<sup>20</sup>
- (c) The provisions of Variation 2 are the most appropriate way to achieve the objectives of the POSDP and the purpose of the Proposal.<sup>21</sup>

29. Section 32AA provides that a further evaluation is required only if any changes have been made to, or are proposed for, the Proposal after the s32 evaluation report was completed. That further evaluation must be undertaken in accordance with s32.

### **Preliminary Matter**

30. A preliminary matter relates to the status of the District Plan. The Minutes of the Planning and Climate Change Committee – 15 May 2024, record the resolution put (and approved) as follows:

*The Planning and Climate Change Committee resolves to:*

- (a) *Accept the private plan change request from Foodstuffs (South Island) Properties Limited to rezone the property at 157 Levi Road, Rolleston from Medium Density Residential Zone to Large Format Retail Zone pursuant to clause 25(2)(b) of Schedule 1 of the Resource Management Act 1991, for the reasons set out in this report;*
- (b) *Notify the private plan change request in accordance with clause 26 of Schedule 1 of the Resource Management Act 1991, once any further information requested has been received to the satisfaction of the Policy Team Leader; and*
- (c) *Delegate to the Policy Team Leader any steps necessary to give effect to recommendation (a) and (b) above.*

31. The Agenda for that meeting, dated 16 April 2024, identified that under clause 21 of the First Schedule of the RMA, any person may request a change (a private plan change request) to a district plan. The only limitation to the ability to request a plan change is that a change can only be requested to *operative* provisions of the district plan; private plan change requests cannot be made in respect of proposed plan provisions.

32. The POSDP here is not yet fully operative. Ms Booker identified this matter in her legal submissions posing the question (by way of heading) “*Why is the Commissioner considering a private plan change when the POSDP is still under appeal?*”. Ms Booker submitted that a private plan change request can be made to a proposed plan, although the Environment Court has held that if approved it cannot take effect until the plan is operative.<sup>22</sup> She submitted that the RMA

---

<sup>20</sup> s32(1)(a).

<sup>21</sup> s32(1)(b).

<sup>22</sup> Legal submissions on behalf of Foodstuffs (South Island) Properties Limited 24 March 2025 at [29].

enables any person to request a change to a district plan (private plan change request) as set out in the manner in Schedule 1 (as I have identified above). Her submissions record that the term 'district plan' is defined to mean an operative plan and includes all operative changes to a plan whether arising from a review or otherwise (s43AA RMA).<sup>23</sup>

33. Ms Booker advised that Variation 2 was lodged as a private plan change request pursuant to Schedule 1, Clause 21 RMA, and it was her understanding that the Council chose to refer to the request as a variation to signify the plan change request has been processed at a time when the POSDP is not yet fully operative. She advised that at the time of lodging Variation 2 there were no appeals lodged on the POSDP in respect of the site or in respect of the relevant LFRZ provisions and noted that the rules in a district plan become operative if no appeals have been lodged (s86F RMA).<sup>24</sup> She also advised that the area subject to Plan Change 71 (DEV-RO12), was appealed to the Environment Court and those provisions were under appeal through the processing and submissions period of Variation 2 but had been operative since 17 December 2024.<sup>25</sup>
34. Ms Booker referred to two cases, being *Prospectus Nominees v Queenstown Lakes District Council* [1996] NZRMA 522, and *Friends of Nelson Haven and Tasman Bay Inc v Nelson City Council* (W008/03). Both of those cases address the issue of acceptance of a private plan change.
35. *Prospectus Nominees v Queenstown Lakes District Council* concerned declarations on this issue. The Court held that provision for a privately requested plan change to a district plan relates to operative district plans not proposed plans but recorded that a council can only reject a request for a private plan change pursuant to the matters listed in the First Schedule, Clause 25(4). The Court found that the status of a district plan is not a ground for refusing to accept a private plan change and found that the council was correct to proceed to notify the change but recorded that such change could not change the plan until it becomes operative.
36. The council in that case had delayed the hearing of the submissions for two years pending the review becoming operative. The Court noted that the grounds on which a territorial authority can reject a request for a plan change is specifically limited by Clause 25 and they do not include the status of the district plan to be changed.
37. The Court noted that even though the district plan could not be changed until it became operative, the notification of the requested change at that stage was consistent with the scheme of the RMA and that the council acted correctly in giving public notice.

<sup>23</sup> Legal submissions on behalf of Foodstuffs (South Island) Properties Limited 24 March 2025 at [30].

<sup>24</sup> Legal submissions on behalf of Foodstuffs (South Island) Properties Limited 24 March 2025 at [32].

<sup>25</sup> Legal submissions on behalf of Foodstuffs (South Island) Properties Limited 24 March 2025 at [33].

Conclusion

38. I have spent time addressing this issue, not because it is a matter in contention but rather it was a matter properly identified by counsel for the Proponent. Having considered the issue, and noting that I am tasked with making a recommendation to Council, as opposed to a decision, it is my view that the fact that the proposed plan is not yet fully operative does not inhibit me from doing so.
39. Overall, given the proposed plan has been accepted (rather than rejected or adopted), and having considered the case law, and noting that the site and surrounding areas are not subject to appeal, I do not consider there are any impediments to my making this recommendation to Council.

**Background Evidence – Intentions for the Site**

40. Ms Rebecca Parish, the Head of Property Strategy for Foodstuffs (South Island) Properties Limited, provided evidence addressing the implementation of the resource consent granted for the PAK'nSAVE Rolleston and their operations, and the proposed use for the balance of the site which would be enabled through Variation 2 if approved.<sup>26</sup> She advised that the design, layout and location requirements for PAK'nSAVE Rolleston was carefully considered with considerable thought given to the surrounding residential neighbours, who are their customers.
41. She identified that supermarkets also need to be designed to be operationally efficient and address health and safety considerations such as ensuring servicing and loading areas are sufficiently separate from customers and other pedestrians. She advised that the public interface with PAK'nSAVE Rolleston operational areas was given careful consideration and was deliberately separated from the northeastern future residential boundary with a biodiversity strip and acoustic fencing which was designed in consultation with the adjoining developer landowner (a conditional submitter in support).
42. In terms of the balance of the site, she advised that the under construction PAK'nSAVE Rolleston would occupy approximately 4ha in the northern portion and the balance of 3ha would not be occupied by the supermarket and associated infrastructure. She advised that specific consideration was not given to the use of the balance of the site until recently when the company negotiated to subdivide and sell the balance of the land to the Smith Family for a Mitre10. She summarised the benefits that the Proponent sees from that in terms of complementary shopping opportunities and similar. She considered that the present zoning of the site is not compatible with the commercial nature and character of the PAK'nSAVE to the north and the establishment of a compatible trade retail/trade supply store on the balance of the site.
43. Mr Murray Smith provided evidence. He is a director and shareholder of Smiths Hardware Limited (Smith's Mitre10) which owns and operates Mitre10 stores on the west side of Christchurch including Mitre10 stores in Hornby, Papanui and Beckenham (which is now closed and replaced

---

<sup>26</sup> Statement of Evidence of Rebecca Jane Parish 7 March 2025.

by the Brougham Street store). He described the company as being a locally and family owned business supplying hardware to the west side of Christchurch since 1964 and described the company's evolution and ethos. His evidence was that it was important that the company own the buildings and land on which the stores operate. That was a large part of their longevity.

44. In terms of the Rolleston proposal, he summarised the company's aims as being to establish a Mitre10 that can work with the under construction PAK'nSAVE Rolleston to service the wider Selwyn district and avoid unnecessary travel to Christchurch. For that to work, it needed to be designed to reflect the requirements of a Mitre10 (being a large domestic retail offering) while also fitting seamlessly into the community.
45. He identified a number of benefits including the provision of approximately 65 fulltime equivalent staff and noted that the General Manager anticipated to be appointed had been a Rolleston resident for 15 plus years. He noted the growth in Rolleston and considered the Mitre10 locating next to PAK'nSAVE was logical. He noted that co-location had been very successful in the past citing stores in Henderson, Te Awamutu and Queenstown.
46. He advised that they were seeking to apply similar amenity controls that the PAK'nSAVE Rolleston has between their supermarket activity and the adjacent future residences. He provided examples of setbacks and a large biodiversity landscaping strip. He addressed operational and functional requirements and advised that it did not "meet our site requirements" to locate the Mitre10 within the existing LFRZ or industrial part of Rolleston, including due to its customer base. He discussed a commitment to work with Foodstuffs to ensure integration with their development and the surrounding area.

**Assessment of Actual and Potential Effects, Matters Raised in Submissions, Matters Necessary to be Considered**

47. Mr Friedel identified and addressed the matters raised by the request and raised in submissions. He identified that the key matters that had either been raised by submitters, or are necessary to be considered, to ensure that SDC's statutory functions and responsibilities are fulfilled are:<sup>27</sup>
  - (a) Urban form, character, amenity and visual effects;
  - (b) Economic;
  - (c) Infrastructure servicing;
  - (d) Transportation network;
  - (e) Noise and vibration;
  - (f) Land suitability and geotechnical risk;

---

<sup>27</sup> Section 42A Report 28 February 2025 at para [7.2].

(g) Versatile soils.

48. I agree that is a helpful summary.

**Urban Form, Character, Amenity and Visual Effects**

49. The request included a number of technical assessments relating to urban form, character, amenity and visual effects. These included a Landscape and Visual Assessment prepared by Mr Milne of Rough Milne Mitchell Landscape Architects (accompanied by a drawing set) and an Urban Design and Visual Impact Assessment and drawing set prepared by Mr Compton-Moen of DCM Urban Design Limited. Those were contained in Appendices J1 and J2 of Variation 2.
50. Mr Friedel identified that there were 24 submission points seeking relief in relation to those matters which he summarised.<sup>28</sup> In terms of urban form, S09.1 S Wasley sought that the rezoning be approved.
51. Mr Friedel identified that there were three neutral submission points which noted that it avoided urban development outside the greenfield priority areas consistent with the CRPS Objective 6.2.1. That submission<sup>29</sup> also identified that the plan change was seeking to enable commercial development in an area that had been prioritised for residential greenfield activities under CRPS Policy 6.3.1.
52. In terms of character and amenity, Mr Friedel summarised the submission points which identified matters that relate to character and amenity. As noted, five of the submission points opposed Variation 2 as the rezoning will reduce the enjoyment of the area, is incompatible with the character and amenity of the area, and the related effects cannot be mitigated or do not generate any benefits for the neighbouring residents.<sup>30</sup>
53. Again Mr Friedel summarised the submitters who identified issues in relation to visual effects. These included a neutral submission seeking that the site boundary with 131-139 Levi Road is retained (S22.2) and six submission points opposing Variation 2 in relation to adverse visual effects from signage, colour, building bulk and/or architectural form. Inconsistency with the plan was a matter identified by submitter Mr Beechey.
54. Mr Allan considered that the s42A report provided a useful summary of the submission points received on the Proposal which he accepted. He considered the key submissions broadly correlate with the effects assessment of Variation 2.

---

<sup>28</sup> Section 42A Report 28 February 2025 at para [7.5].

<sup>29</sup> Submission on behalf of Canterbury Regional Council dated 22/10/2024.

<sup>30</sup> Section 42A Report 28 February 2025 at para [7.5].

Evidence

55. Mr Bernard Johnston, self-employed registered architect, provided evidence on behalf of the Proponent. He advised that his work experience included 19 years associated with Mitre10 groups through various store development projects.
56. Mr Johnston summarised the site requirements. These included: the area needed to be large enough to contain a building including retail hall, garden centre, café and drive through and practical site configuration including loading facilities and a covered yard; sufficient secure loading/yard facilities separated from the public and room for loading facilities and a covered yard; sufficient room for setbacks and buffers for acoustic purposes, landscaping and onsite stormwater disposal; road frontage onto a strategic roading network for a high profile visual perspective; and the potential to co-locate with other large format retail stores. He noted that Mitre10's are generally not suited for a town centre like Rolleston due to the size and operational requirements of trade based retail suppliers.
57. He discussed the site planning and identified the areas required for various aspects of the Mitre10. He identified that the building form would be consistent with a standard Mitre10 store design and configuration which is focused on retail, but it has been located and placed specifically on the site in response to the context. He advised that in addition to functional aspects, the detailed architectural design will further consider form, scale, quality of space, land use context and internal experience. He discussed design considerations noting the preferred building geometry is rectangular and approximately 58-60m wide. He advised that that shape is synonymous with the Mitre10 brand.
58. He advised the simple clean lines and distinctive colour mix of the buildings play a major role in how the Mitre10 group are recognised and perceived in the community. He advised the building itself becomes a sign but noted that there is scope within the corporate branding framework to introduce variety through material changes and façade treatments which is proposed for this site and had been done with similar Mitre10's in other sensitive areas.<sup>31</sup> He advised that typically parapeted external walls to the retail hall and drive through are 11m above ground level but the entry vestibule is delineated with taller parapets, approximately 12m above ground level.
59. In terms of the orientation of the building on this "triangular site" that resulted in more open spaces in front of the building to the north with its setback in excess of 80m from the Lincoln Rolleston Road boundary, noting that this reduced the southern end of the site to approximately 12.3m which he considered still allowed for a generous 6m landscaping strip and 6.3m wide dual carriageway.<sup>32</sup> He considered the extent of this reduced setback is limited relative to the overall length of the façade facing the street. He advised that a Mitre10 building will be in the range of 190-200m in length and of that 26m of that elevation would be within 20m of the road boundary. He described the garden centre and associated roofs at the northern end of the building which

<sup>31</sup> Statement of Evidence of Bernard Johnston 7 March 2025 at para [22].

<sup>32</sup> Statement of Evidence of Bernard Johnston 7 March 2025 at para [24].

would “introduce a finer degree of modulation between the main Mitre10 retail hall and the adjoining PAK’nSAVE building” with the reduction in scale helping transition between the two structures.<sup>33</sup>

60. He noted a deliberate omission of parapets on the eastern side with the 10m wide biodiversity corridor enabling a wide service lane. He also addressed landscaping and other matters. He advised that a landscaping strip would be provided along the full length of the road boundary along the Lincoln Rolleston Road in accordance with the ODP and that would be low-level in design to eliminate hiding places.<sup>34</sup> He advised landscaping areas would be provided internal to the carparking area.
61. Overall he considered that a future Mitre10 will fit comfortably within the indicative building footprint on the proposed ODP, would provide certainty of future development and would be visually compatible with its surroundings.<sup>35</sup>

#### Landscape and Visual Effects

62. Mr Milne prepared the Landscape and Visual Assessment (**LVA**) which was included in the Proposal. This addressed the Proposal, the proposed landscape provisions and the relevant statutory and policy provisions. It provided a landscape description in Section 4 which referenced Mr Compton-Moen’s urban design report. It described the location of the site. In terms of the receiving environment and surrounding area, and potentially affected persons, the LVA advised that those were generally considered to be neighbouring residences, public roads and surrounding land within a 400m radius of the site. The LVA described the built form and pattern of development to the north, west and south and noted that the land development continues to intensify to the south of the receiving environment. The LVA noted that while the site and its surrounds are currently rural in character, that is not the state of the environment against which to consider landscape effects arising from the PPCR particularly identifying the MRZ would enable development to medium density residential standards within the locale. The LVA addressed the consented environment, including in relation to the PAK’nSAVE supermarket and associated carparking and landscape treatment which it described as the “consented baseline”.
63. The LVA addressed the landscape values of the receiving environment in terms of the physical, perceptual and associative values. It described the site itself as essentially a working rural landscape enclosed by shelterbelt planting and from within the site its rural outlook was contained within the peripheral shelterbelt planting. In terms of perceptual, it described the site as a relatively small triangular shaped area with the rural outlook again contained by the backdrop of shelterbelt planting with no natural patterns or processes that were of any significance. As to the associative, it recorded that the site did not have any shared or recognised associations with tangata whenua or pakeha. The LVA recorded that the existing landscape values were “set to

<sup>33</sup> Statement of Evidence of Bernard Johnston 7 March 2025 at para [26].

<sup>34</sup> Statement of Evidence of Bernard Johnston 7 March 2025 at para [37].

<sup>35</sup> Statement of Evidence of Bernard Johnston 7 March 2025 at para [43].



change” because of the existing consented environment along with the mixed residential character anticipated for the balance of the site under the MRZ zoning.

64. Section 5 of the LVA provided the assessment of landscape and visual effects noting that the proposed plan change would enable the establishment of an additional large format trade retail building, carparking and other related facilities being developed on the balance of the site. It advised that the built form, while quite different from the current rural landscape values and amenity, and that of the underlying residential zoning, would be commensurate with the “large format commercial development enabled by RC216016”.
65. The LVA considered the key landscape issue of the proposed rezoning related to the potential effects on amenity of the surrounding environment again noting that change in land use enabled through the commercial LFRZ zoning would result in commercial activity, which is already consented on part of the site, on the balance of the site. It recorded that consideration had been given to the proposed boundary treatment, the effect on surrounding roads and the impact on nearby dwellings.
66. 5.2 of the LVA discussed and identified a need for specific landscape requirements including those addressing landscape planting prior to the erection of any principal building, tree planting in the carparks at a ratio of one tree per five carparks, for all trees to be planted within the carparking area in a minimum uncompacted available soil volume based on expected future size of the tree, and that landscaping should consist of the species identified.
67. The LVA recorded Mr Milne’s opinion that rather than complicating the existing landscape rule structure, it was appropriate for those requirements to be included as notations on the proposed ODP. It identified the proposed change to the LFRZ-R1 Building and Structures rule regarding built form and landscape outcomes which it considered some “comfort” could be taken from. The LVA noted the ensuing resource consent process would provide an appropriate mechanism for the landscape outcomes for the site to be assessed and for specific landscape mitigation to be conditioned.
68. It addressed visibility and visual effects stating that from a visual amenity perspective the LFRZ for the PAK’nSAVE half of the site was essentially giving effect to the consented outcomes. In terms of visual effects, it considered those would mostly be experienced by people travelling along Levi and Lincoln Rolleston Roads and people living in the low density residential development north of the site, as well as visible from the neighbouring property to the east now zoned MRZ.
69. In terms of Levi Road, the LVA recorded the PPCR would not result in any change in visual effects, that were deemed acceptable, from the consented baseline of RC216016. In terms of from Lincoln Rolleston Road, again at the northern end of that, the PPCR would not result in any change given the consented baseline of RC216016. The views towards the balance of the site is anticipated to change as a result of the MRZ and rezoning to the east of the site to MRZ.

70. Regarding the additional building enabled by the PPCR, the LVA recorded that would be more prominent for people travelling southeast on Lincoln Rolleston Road as the building would be within their peripheral vision and for those travelling northwest it would be more at right angles and therefore at the edge of their peripheral view.
71. It stated that the PPCR and what could be developed under the MRZ both had amenity but residential development generally has higher amenity than commercial development. The LVA stated that the potential outcome of the MRZ permitted baseline development could result in residential built forms close to the boundaries and covering a larger portion of the perimeter of the site. It acknowledged that the MRZ could result in a more diverse range of façade treatments, colours and materiality and therefore of visual appeal and interest but considered that the overall bulk and mass of built form enabled by the MRZ could read as greater than that under the proposed LFRZ on the site.
72. On Lincoln Rolleston Road, the LVA assessed those as low to moderate effects depending on the frequency of traffic. In terms of Lowes Road and Masefield Drive roundabout, it considered this would not result in any change in visual effects given the “consented baseline of RC216016”. In terms of visual effects on the neighbouring properties in Levi Road, the PPCR would not result in any change in visual effects again because of the consented RC216016.
73. For those on Lincoln Rolleston Road it noted that it was foreseeable residential properties developed immediately opposite the site as per the underlying residential zoning, may experience potential adverse visual effects over the balance of the site. It identified that those developing across the road would likely have high solid fences along the road frontage to provide acoustic protection and overall considered that the visual effects on those properties were at most low to moderate.
74. To the east of the site, it noted the interface treatment and overall considered that effects on the MRZ land to the east were low in relation to the buffering which would be eventually provided by the proposed interface treatment. The LVA concluded overall that the public and private views were considered to be avoided or resulting in low and at most moderate adverse effects because of the proposed LFRZ as requested.
75. The LVA then moved on to assess landscape character effects. In terms of landscape character it recorded that change to the character of the landscape is not necessarily adverse and whether they were adverse or not depended to a large extent on public expectation of what can be reasonably anticipated to occur in the landscape.
76. It again identified on the northern half of the site from a landscape character and visual amenity perspective the PAK'nSAVE Rolleston half of the site had been essentially given effect to. In relation to the southern (undeveloped) side, it recorded that co-location within the receiving environment, and with the proposed LFRZ provisions, would enable a coordinated and complementary built form and landscape outcome across the site. The LVA stated that it would

provide certainty in terms of landscape and amenity outcomes for the site and would enable commercial development in a cohesive manner.

77. The LVA included an assessment of the relevant statutory provisions including the NPS-UD noting that on the “remainder of the site” LFRZ may detract from the amenity values experienced by its immediate neighbours but that the amenity values appreciated by those living in the vicinity and regularly passing by would be enabled by the PAK’nSAVE. It addressed the POSDP strategic objectives including Sensational Selwyn – SD-DI-O1 noting it to be a strategic objective. It stated that there would be change on that part of the site not subject to the present consent. It described this as an extension of the consented character and acknowledged that this was “obviously” a change from the character anticipated by the MRZ for this part of the site.
78. Again the LVA identified what MRZ could mean in terms of a more diverse range of façade treatments, colours and materiality but, overall, considered it likely that the bulk and mass of built form enabled by the MRZ could be read as greater than that of the proposed LFRZ on the site. It noted the proposed LFRZ with the specific provisions presented an opportunity for comprehensive landscape treatment, high level of maintenance along the road frontages to the site and that from a landscape and visual amenity perspective it provided a greater level of certainty. It recorded that while the PPCR and the associated commercial activities remains significantly dissimilar from the anticipated residential development on the balance of the site under its MRZ, it will read as a continuation of the consented development of RC216016. It advised that it should be noted that the triangular shaped site is disconnected from the surrounding residential areas to the north and west and is essentially a standalone area buffered from the wider emerging residential area by main primary roads. It concluded that in essence there will be change irrespective of whether or not this Proposal proceeds.
79. I have summarised the LVA in some detail. Landscape and visual amenities were identified in a number of submission points and given the level of change which is anticipated, in particular on the southern part of the site, those issues are in my view critical.
80. Mr Milne provided expert evidence for the Proponent. He provided a brief of evidence dated 7 March 2025 in which he summarised the principal landscape and visual amenity issues, summarised the LVA and his RFI response dated 16 August 2024 and discussed submissions in opposition in so far as they related to his area of expertise. He also addressed parts of the s42A report within the scope of his expertise, with a particular emphasis on matters where there was a difference of opinion.
81. He provided a graphic attachment containing maps and aerial images, the relevant district plan planning maps, imagery associated with RC216016 and ODP for the PPCR, and photographs of the site from within and photographs from surrounding public places. He also provided photographs of trees grown within supermarket carparks throughout Christchurch on projects that his firm had been involved in.

82. In his summary statement dated 24 March 2025,<sup>36</sup> Mr Milne identified the key landscape character and amenity matters for the rezoning. He advised the key landscape issue of the proposed rezoning relates to potential effects on the amenity of the surrounding environment due to the change in land use that would be achieved by the LFRZ rezoning resulting in commercial activity on the balance of the site. He advised that currently there are no other MRZ and LFRZ interfaces in the POSDP so those existing provisions do not provide for management of these effects.<sup>37</sup>
83. He considered that the proposed provisions in the ODP are appropriate to ensure RC216016 would be given effect to in its current form and that effects are managed at MRZ/LFRZ interfaces. He noted that RC216016 currently provides certainty and confidence of the appropriate interface and integration with PC71 to the east of the site and the balance of the land on the site surrounding residential land. He advised “... and from a landscape and visual amenity perspective it is important these outcomes are realised with the proposed rezoning”.<sup>38</sup> He considered the MRZ did not reflect the existing environment of that portion of the site subject to RC216016, and the proposed rezoning of the site was a coherent request which serves to better consolidate urban form in an area with significant residential growth.<sup>39</sup>
84. Mr Milne advised that in terms of visual effects, consideration had been given to public and private views and that the roadside and internal boundary landscape treatment was considered to be appropriate to mitigate adverse visual effects as this will provide a continuation of the consented baseline commercial character while softening, filtering and buffering views of the development.<sup>40</sup>
85. He advised that while the LFRZ presents a major change from MRZ, future development in accordance with the ODP and the proposed zoning rules provided a high level of certainty when compared to MRZ. He acknowledged the greatest change would be a change in bulk and location and style of buildings on the southeastern corner of the site, with potentially larger taller and commercial built form compared to the permitted outcome under the MRZ. He considered this change in character would represent a continuation of the commercial character enabled by RC216016 and at the same time achieving appropriate landscape outcomes.<sup>41</sup>
86. In his evidence in chief, he addressed a “permitted baseline development” which could result in residential built forms closer to the boundaries and covering a larger proportion of the perimeter of the site. He accepted that the MRZ could result in a more diverse range of façade treatments, colours and materiality and therefore of ‘visual appeal and interest’ but that it would be likely the overall bulk and mass of built form enabled by the MRZ could read as greater than that enabled by the proposed LFRZ on site.<sup>42</sup>
87. He identified that a permitted baseline scenario would have a range of landscape treatments and likely to be developed by multiple individual developers and landowners while the proposed LFRZ

<sup>36</sup> Summary Statement of Tony Douglas Milne 24 March 2025.

<sup>37</sup> Summary Statement of Tony Douglas Milne 24 March 2025 at para [13(c)].

<sup>38</sup> Summary Statement of Tony Douglas Milne 24 March 2025 at para [13(d)].

<sup>39</sup> Summary Statement of Tony Douglas Milne 24 March 2025 at para [13(e)].

<sup>40</sup> Summary Statement of Tony Douglas Milne 24 March 2025 at para [13(f)].

<sup>41</sup> Summary Statement of Tony Douglas Milne 24 March 2025 at para [14].

<sup>42</sup> Statement of Evidence of Tony Douglas Milne 7 March 2025 at para [42].

presented an opportunity for a comprehensive landscape treatment, and a high level of maintenance on all of the road frontages of the site. In his opinion, from a landscape and visual amenity perspective, the LFRZ provides a greater level of certainty for the site. He went on to say that a comprehensive landscape treatment provides the opportunity for, and certainty of, a robust and consistent landscape outcome of a scale that is appropriate for this approach into and out of Rolleston.<sup>43</sup>

88. He expanded on his explanation of this, noting that the site could be developed by multiple developers that often develop large tracts of land for townhouse developments and each of these have their own design signature. He considered that while some of those developments are attractive, often the green open space will be internalised within a medium density residential development.<sup>44</sup> Again he emphasised the high level of certainty the LFRZ, while presenting a major change, provided. He acknowledged the greatest change being bulk and location style of buildings on the southeastern corner with those being potentially large, tall and commercial in character compared to the permitted outcome under the MRZ. He stated that change in character would represent a continuation of the commercial character enabled by RC216016 and at the same time achieve appropriate landscape outcomes.
89. In terms of landscape character, he identified the PAK'nSAVE Rolleston part of the site and the plan change is essentially recognising the consented outcome and again referenced the coordinated and complementary built form and landscape character outcome across the site. He assessed the adverse landscape character effects as low and at most low-moderate due to the context of the site (including RC216016); that there is only space for one additional large format retail building; and that appropriate interfaces between the MRZ and LFRZ are achievable, again as evidenced by the PAK'nSAVE Rolleston resource consent conditions.
90. In addressing matters raised by submitters, he identified those by way of topics. In terms of traffic and amenity effects, he deferred to Mr Metherell in terms of traffic congestion and similar. In relation to potential visual amenity effects, he again referred to the need to consider the MRZ which would also result in increase in traffic and therefore visibility of vehicles. He considered how one responds to traffic is subjective advising he knows people who like traffic and the busyness it may represent, while others do not.<sup>45</sup>
91. In terms of visual and landscape effects, he identified the submissions in opposition raising concerns about the visual impact of the large format retail buildings, signage and infrastructure, and "suggesting" that the proposed Mitre10 would not blend well with the surrounding residential character. Mr Milne identified the submissions in opposition that specifically opposed large signage on Lincoln Rolleston Road.

---

<sup>43</sup> Statement of Evidence of Tony Douglas Milne 7 March 2025 at para [43].

<sup>44</sup> Statement of Evidence of Tony Douglas Milne 7 March 2025 at para [44].

<sup>45</sup> Statement of Evidence of Tony Douglas Milne 7 March 2025 at para [92].

92. He considered that these matters had been adequately covered in the LVA, the RFI memo and within his evidence. He considered that the new ODP and amended POSDP provisions provide a well considered and effective approach for rezoning the site to LFRZ from MRZ, ensuring an appropriate interface with each boundary and an appropriate built form/landscape outcome for the site.<sup>46</sup>
93. He noted that in terms of built form and landscape outcomes 'comfort' can also be taken from the specific zone provision that would make any new building/structure or addition or modification to a building/structure on the site a restricted discretionary activity and subject to CMUZ-MAT3 – Urban design. Any resource consent application would therefore need to address landscaping in terms of mitigation of adverse visual amenity effects of the development on adjoining residential zoned sites to satisfy the matters of discretion, irrespective of compliance with any other landscape rule. He considered the resource consent process provides an appropriate mechanism for landscape outcomes to be assessed.<sup>47</sup>
94. In terms of the loss of residential character and liveability, he noted the shift from MRZ to LFRZ was seen by some submitters to be inconsistent with the character of the area and that "they argued" that allowing large scale retail in a predominantly residential area would set a precedent. He considered that consistency of character matters had been adequately covered in the LVA and RFI, and the body of his evidence. He again noted that the proposed rezoning and development under the LFRZ are aligned with the consented outcomes for part of the site, ensuring consistency in the overall landscape character. Again he discussed the certainty for future development allowing for cohesive commercial built forms in the southern part of the site. He noted the landscape character was expected to shift towards a more urban commercial character but considered that this change will not significantly diminish the surrounding amenity and the area is already undergoing urbanisation and change to existing character.<sup>48</sup>
95. He acknowledged the considerable greenfield residential growth in Rolleston and Mr Colegrave's evidence that business supply capacity had not kept pace with the residential supply. In that context, he considered the Proposal to be proportionate in scale and direction of urban growth provided in the POSDP and from a spatial planning and locational perspective, the LFRZ was considered appropriate for the site.<sup>49</sup>

#### Section 42A Reporting Officer

96. Mr Ross, landscape architect and principal at Boffa Miskell, providing his landscape and visual effects assessment of Variation 2, and his evaluation of areas within his expertise. This was provided as Appendix 2 to the s42A report. I note Mr Ross also provided the peer review of the Landscape Effects Assessment (LEA) and landscape plan contained within the AEE for the original Foodstuffs PAK'nSAVE supermarket resource consent application (RC216016). Mr Ross

<sup>46</sup> Statement of Evidence of Tony Douglas Milne 7 March 2025 at para [94].

<sup>47</sup> Statement of Evidence of Tony Douglas Milne 7 March 2025 at para [95].

<sup>48</sup> Statement of Evidence of Tony Douglas Milne 7 March 2025 at para [98].

<sup>49</sup> Statement of Evidence of Tony Douglas Milne 7 March 2025 at para [99].

provided a brief assessment in terms of the statutory requirements and identified the relevant provisions of the district plan. He identified the MRZ and LFRZ comparison and agreed that the resulting landscape, built form, site layouts, circulation and activity associated with the LFRZ verses the current MRZ would be very different.

97. Mr Ross helpfully identified areas of agreement. He generally agreed with the Proponent's conclusions on matters relating to the methodology applied by Mr Milne. He agreed that the mitigation measures proposed would integrate the commercial activities enabled by Variation 2 into the existing environment. He agreed that the current landscape character is utilitarian rural/urban interface with low physical, perceptual and associative significance. He agreed that the co-location with the consented PAK'nSAVE would concentrate and contain the visual effects and provide an integrated and cohesive landscape outcome. He agreed that the landscape, built form site layouts, circulation and activity associated with the LFRZ versus the current MRZ will be very different.
98. He discussed the MRZ objectives and policies noting they provide for a variety of housing types and densities including three storey attached and detached residential units and low rise apartments. Mr Ross identified the minimum density of 15hh/ha averaged across the whole site area. Multiplying that across the approximately 3.1ha of remaining undeveloped land would equate to a minimum baseline outcome of 46 residential units. Having considered the analysis by Mr Lonink, and as informed by the evidence in respect of infrastructure capacity, he assumed an upper non-fanciful MRZ scenario of 25 units per hectare as a realistic outcome. That would result in approximately 77 units on the undeveloped portion of the site with a mix of detached, semi-detached (duplex) and the occasional terraced housing forms.<sup>50</sup>
99. He noted that the historic market led local development densities in Rolleston have often been considerably lower, including recent subdivisions immediately to the west of the site on Lincoln Rolleston Road which equated to approximately 13.5 units per hectare, and a sample 3.5ha section of the older Branthwaite development to the south of the site fronting the Lincoln Rolleston Road had approximately 12.3 units per hectare. He identified the MRZ rules allow for a minimum setback of 1.5m from the road boundary, a building height up to 11m and boundary fencing up to 1.2m. He compared this to the POSDP LFRZ maximum building height of 15m with a minimum 5m setback from a road boundary.
100. He addressed the LEA under the proposed LFRZ provisions for the site. He noted that future development will be required to have no fences along road boundaries, a minimum 5m planting strip along Lincoln Rolleston Road, and specimen trees spaced 5m along the boundary. In addition to the standard POSDP provisions in relation to the boundary treatment, he noted that the LEA proposed additional requirements relating to establishing planting prior to erection of any building, planting one tree per 5 parking spaces within the carparking areas, and meeting

---

<sup>50</sup> Statement of Evidence of Gabriel Ross Landscape Architect 13 February 2025 at para [8.3a)].

minimum soil volumes and expanding the APP4 planting palette to allow general consistency with the consented PAK'nSAVE planting.<sup>51</sup>

101. He supported the minimum tree ratio for parking areas but sought clarification as to how the proposed one tree in 5 parking spaces ratio was to be calculated. He noted the conceptual scheme for the Mitre10 development shows 202 parking spaces which would equate to approximately 40 trees. He considered that if you exclude the boundary planting it does not appear that the DCM planting plan (DCM drawing number 2024\_045A / 003) achieved that number.
102. In his opinion, the most beneficial visual mitigation value for viewers on the Lincoln Rolleston Road would be achieved through locating trees of appropriate height within the carparking area to provide effective filtering of views and the road corridor. He considered this to be particularly important on the southern part of the site where the built form would be located in closer proximity to the road boundary. He recommended amending the proposed landscape requirements noted on the ODP to state:

*Tree planting within the carpark areas of PRECz shall be at a ratio of one tree per five car parks. These trees shall be comprised of medium (7-15m) or large (>15m) tree species, located within the parking areas typically spaced at one tree every 3 parking bays.*

103. In his Summary of Evidence presented at the hearing, Mr Ross agreed that one tree per 5 parking spaces is an appropriate measure for determining the overall numbers of trees to be required in a future development. He recorded that his suggestion of one tree per 3 parking spaces was intended as a way to ensure the spacing of trees was distributed evenly throughout the parking area. He noted this was generally consistent with the spacings along the treed rows within the consented supermarket parking areas.
104. Based on his experience, trolley bays, pathways and lighting tend to take precedence over tree layouts and can lead to trees being clustered in the remaining available planting locations.
105. Again he agreed that visual effects with the supermarket when viewed from the intersection of Lowes Road, Masfield Drive, Lincoln Rolleston Road and Levi Road were acceptable and have been established by the grant of consent.
106. Mr Ross provided eight further recommendations in relation to landscape matters. Mr Ross was of the view that a higher level of certainty was required, particularly in terms of the southern portion where the built form is likely to be closest to the road boundary. Mr Ross also considered that a 20m minimum building setback to the Lincoln Rolleston Road boundary was necessary to maintain sufficient distance for the proposed mitigation planting to filter views and reduce the visual dominance of the future commercial buildings that will be enabled by the Variation 2 provisions.

---

<sup>51</sup> Statement of Evidence of Gabriel Ross Landscape Architect 13 February 2025 at para [8.3e)].



### Submitter Evidence

107. Mr Beechey's submission identified adverse effects. The submission records that after having reviewed current Mitre10 developments he could find no example that enhanced the neighbourhood as a homeowner, that the colour orange and architecture is clearly out of place in his view next to what he described as a "proud housing neighbourhood". Mr Beechey addressed a range of issues but in terms of landscape and visual effects he provided a PowerPoint presentation which illustrated a number of concerns in relation to the number of Mitre10 stores. He compared those with the "renders" which had been provided showing trees higher than the buildings. He identified that the evidence says that the landscaping strip will be low-level. He provided photographic illustrations to identify the lack of planting at a number of recently constructed Mitre10's, including at Brougham Street which at the time of the hearing was nearing completion. Mr Beechey expressed real concerns about the changes a Mitre10 may bring and in essence, that it was not what they considered could occur when they purchased their property.

### Assessment

108. Ultimately there was a high level of agreement between Mr Ross and Mr Milne in terms of a number of the landscape matters. Mr Ross in his summary presented at the hearing advised that he had reviewed Mr Milne's statement of evidence and the supporting graphic attachment and had also considered the Proponent's expert statements of evidence in terms of urban design, transport, acoustics and architecture as well as statements from the representatives of Foodstuffs and Mitre10.

109. Mr Ross confirmed that from an overall landscape and visual effects assessment perspective, he was generally in agreement with the Proponent's landscape and visual assessment and supportive of the proposed landscape approach across the site. He identified that in respect of the eight recommendations he had made in his primary evidence, while the Proponent had indicated a willingness to work for the majority of them, there remained differences in views on some. He set out the areas of disagreement in his summary.

110. In terms of the Lincoln Rolleston Road 5m wide landscape strip, Mr Ross continued to seek that the provision of the 5m Lincoln Rolleston Road landscape strip planting included specimen trees at a minimum of 5m spacing and for them to be consistent with RC216016 planting scheme, and return along the northern edge of the future proposed primary road connection off Broadlands Drive.<sup>52</sup>

111. He accepted Mr Milne's point that the 5m landscape strip along the Lincoln Rolleston Road boundary would be impractical to be installed consistently along the entire frontage given the obvious need to have breaks for vehicle access, coupled with the consented parking area at the intersection of Lincoln Rolleston and Levi Roads. He reiterated his view that to achieve adequate landscape and visual mitigation of the future built form which the proposed LFRZ would enable,

---

<sup>52</sup> Statement of Evidence of Gabriel Ross Landscape Architect 13 February 2025 at para [13.1(a)]

it was important that the width and character of the existing landscape treatment applied within the PAK'nSAVE area be continued to the southern end of this road frontage. That level of consistency of boundary approach, which included trees of similar scale and density, should extend along the road frontage of both the PAK'nSAVE and proposed Mitre10 sites.

112. Mr Milne was of the view that a number of the recommendations contained more detail than is required for a rezoning and were typically conditions of consent, but noted that the client generally agrees with the majority of them other than the one tree per three carpark space and the mid site connection recommendations.
113. In terms of the consistency with the landscape strip planting in RC216016, I accept Mr Ross' evidence that consistency has real benefits from an overall landscape perspective. I agree that the additions to the ODP suggested by Mr Ross in his summary of evidence, and addressed by Mr Friedel, are appropriate. This provides a change to the ODP narrative to read *"The Lincoln Rolleston Road landscape treatment including provision for a 5m landscape strip on the north side of the future primary road connection is to be designed and installed generally consistent with the consented landscape plan for the proposed supermarket development (RC216016)"*.
114. I find that provision, and the other provisions relating to the interfaces with the surrounding residential areas, are critical. They address precisely what is anticipated by the Purpose description for this site. As noted earlier, Mr Milne advised that the proposed rezoning and development under the LFRZ are aligned with the consented outcomes for that part of the site ensuring consistency in the overall landscape character. That consistency, and ensuring that there is a high level of landscape mitigation, are critical to my recommendation. I note Mr Compton-Moen again stated, in his assessment of effects, that the effects would not be "as adverse" as it is continuing with the commercial character created by the consented PAK'nSAVE and that can be mitigated by adopting the same mitigation as reflected in the consent conditions placed on the PAK'nSAVE development.<sup>53</sup>
115. I have carefully considered Mr Beechy's evidence. That evidence was thorough and helpful.
116. I acknowledge the degree of change that Mr Beechy discussed. That evidence has assisted in my understanding of the issues he identified. The changes proposed respond to the submissions, including V2-5.5 and 5.6 (J Hindley) and V2-14.8 (P Beechey), which recorded opposition to the visual effects of the building bulk and signage.
117. I consider that it is important that these issues are identified and addressed at the plan change stage. There needs to be an appropriate and comprehensive framework to inform and guide a decisionmaker at the consenting stage. This is particularly so given the triangular shape of the site and the potential location of the Mitre10 (or other trade supplier). That part of the site is considerably narrower and in essence narrows down to a point. This site differs considerably from the part of the site incorporating the PAK'nSAVE development, which is much wider, and

---

<sup>53</sup> Statement of Evidence of David John Compton-Moen 7 March 2025 at para [28].

which enabled considerable setbacks of the buildings, and a northwest open space area of approximately 3,000m<sup>2</sup>. The PAK'nSAVE went through a comprehensive and iterative consenting process. I anticipate further development that is proposed under the PPCR would likely have a similar degree of scrutiny, and the framework must allow for that.

118. In terms of the building setback, this has now been agreed to by the Proponent at 20m from the Lincoln Rolleston Road boundary. I sought further information and commentary from the reporting officer and Mr Allan in terms of that matter as to what was and what was not covered by the setback. It is my understanding that the position agreed between those two experts was that any proposed covered outdoor areas or canopy structures would be captured but, in essence, the outdoor storage would not.
119. The 20m setback is, in my view, a key provision. It provides a critical and appropriate mechanism for addressing amenity and landscape effects, and the interface with the surrounding residentially zoned land.

Additional Landscaping Around the Outdoor Storage and Landscape Supply Yards

120. Mr Ross considered that outdoor storage and landscape supply yards can present additional visual clutter of a more industrial and commercial nature. He provided as Figure 4 to his primary evidence a photograph showing the Papanui Mitre10 Mega outdoor storage area. It was his view that they are not compatible to the evolving MRZ residential context. He agreed with Mr Milne that taller trees would be beneficial for filtering views of this area but he considered, given the potential contents of the storage area, such as bulky storage bins and tall racks for lumber, often wrapped in plastic, low level planting was required along that frontage to provide adequate screening.
121. He identified that LFRZ-REQ5 under the POSDP requires a fence, wall or vegetation of at least 1.8m in height for the full length of the storage area that is visible from the road. He considered the likelihood of taller storage racking and bulk materials storage that may exceed 1.8m in height, and he recommended that it would be appropriate to require this screening to be at least 1.2m taller. He recommended that this be implemented via planting rather than a solid fence which would be vulnerable to graffiti and present a less desirable hard boundary.<sup>54</sup>
122. He considered that within the 5m landscape strip this screening could be achieved by a row of taller growing shrubs such as Pittosporum or Olearia or similar species along the fenced boundary of the outdoor storage area and that the proposed mix of lower-growing shrubs and street trees could be placed in front of that row. He considered that as long as the taller shrubs are maintained as a dense single row and periodically trimmed, there should be minimal risk for entrapment or concealment outside of the storage area.

---

<sup>54</sup> Summary of Evidence of Gabriel Wilson Ross Landscape Architect 19 March 2025 at para [25].

### Assessment

123. Again I accept Mr Ross' evidence in relation to this additional landscaping. The adverse effects associated with poor screening is, in my view, readily illustrated in the photographs provided, including those provided by Mr Beechey, the Proponent and Mr Ross. While structures associated with the outdoor storage will be captured by the building setbacks, the outdoor storage itself will not. Given the information and evidence, the concerns identified in terms of effects of a lack of appropriate screening of outdoor storage, including those raised by Mr Beechey, illustrate the for need an appropriate methodology to be included at this stage. Again this is particularly important in my view given the shape of this site and its narrowing. Overall I consider that the most appropriate method for that to be addressed is to include the requirements for additional screening as proposed by Mr Ross.

### Glazing and Modulation

124. In terms of glazing and modulation and the building façade design overall, submitters, including Mr Beechey, identified concerns with the "typical" Mitre10 buildings. This issue was identified by Mr Ross in his evidence where he considered that additional controls were required to achieve a similar high quality built form and outcome for the trade retail and trade supplier building as the consented PAK'nSAVE.<sup>55</sup> I agree that it is important that this issue is provided for. The Proponent has agreed to the addition to CMUZ-MAT3(3) which includes, as a matter of discretion:

- b. Includes a façade design that utilises varied materials and building modulation and applies appropriate extents and levels of corporate colour palettes to integrate the building into the adjacent residential environments.*

125. I consider this provides for an appropriate assessment to be undertaken at the resource consent stage.

126. There are a number of other rules which will assist in addressing the matters raised by the submitters. These include CMUZ-MAT4 Height (4) which enables the assessment of effects on amenity of adjoining residentially zoned properties, including on outlook, privacy, overshadowing and visual dominance.

127. Given the importance of those matters being appropriately addressed, I do not consider that it is appropriate to exclude public notification. In my view the question of notification is best left to the relevant provisions of the RMA. I acknowledge that a number of the rules within the existing LFRZ do provide for the exclusion of public notification. However I consider that context to be very different. This proposed LFRZ is, as identified by Mr Milne, set amongst residentially zoned areas (acknowledging the consented PAK'nSAVE).

128. Some emphasis has been placed on matters such as the now proffered 20m setback, the landscape screening, and the consistency with the treatment approved under RC216016. I note

---

<sup>55</sup> Statement of Evidence of Gabriel Ross 13 February 2025 at paras [10.13] and [10.14].

that none of the landscape experts or urban design experts appear to have consulted with the community and local residents.

129. I acknowledge that the public process for plan changes does provide the opportunity for residents to input into the process. If there is a consent application which involves a breach of the significant and important rules designed to protect the adjoining residential amenity, the public should not be automatically excluded from participating in the consenting process. This is particularly so given the degree of change to the 3ha of the site not within the area covered by the PAK'nSAVE consent.
130. I acknowledge there was considerable evidence from the Proponent, and to a lesser degree its experts, in relation to its intentions. While stating the obvious, this is a plan change proposal. It is not a resource consent application. While the PPCR has focused on a potential Mitre10, the rules package will apply regardless of ownership. In a planning context, it would, in my view, be improper to restrict the assessment of the PPCR to the identified Mitre10. The rules package therefore must be robust, certain and comprehensive.

#### Urban Form / Urban Design

131. The Proposal included an Urban Design and Visual Impact Assessment prepared by Mr Compton-Moen. In terms of the urban form, that advised that the proposed rezoning to the LFRZ was consistent with the current township boundary for Rolleston, and that urban development within the boundary will have the ability to achieve an attractive, pleasant and high-quality urban environment. He noted it was well connected to the existing town with a high level of connectivity and accessibility. He noted that in time the adjoining land would become urban in character. He considered the receiving environment to be urban with any change in character assessed against the future MRZ and the consented PAK'nSAVE development.
132. From an urban form perspective, the assessment noted that the placement of an LFRZ on the southern side of the state highway is not considered to create any adverse effects on urban form. It stated that the proposed rezoning, which would allow a trade retailer such as Mitre10, plays more of a retail role than an industrial activity, servicing a domestic/residential need which will be frequented by local residents. He considered this to be very different to many of the activities on the northern side of the state highway which serviced commercial or industrial needs and may not serve a local function. The report referenced urban design evidence by Mr Andrew Burns for the PAK'nSAVE consent application and largely agreed with a number of those prepared matters.
133. In that regard, I note Mr Burns' evidence related to the PAK'nSAVE consent application and it is not before me. I also consider the PAK'nSAVE, being consented and near to completion, addresses a number of matters identified as benefits by Mr Compton-Moen. It provides the focal point, memorable outcomes different to context, and notable open space in the northwest corner with a pedestrian path. Those benefits already form part of the existing environment, irrespective of the outcome of this PPCR.

134. There was a request for further information which was responded to by memo dated 16 August 2024. One of the issues raised in that request noted that with the exception of a few modifications to the LFRZ provisions, the same activity and bulk and location parameters were to be applied to the site. Clarification was sought of Mr Compton-Moen's statement that from an urban form perspective the rezoning would allow a trade retail and supplier, like Mitre10, to play more of a retail role servicing domestic/residential needs as opposed to commercial/industrial needs which are typically a character of large format activities that might establish within the Jones Road LFRZ.
135. Mr Compton-Moen responded that the Proposal was very much serving a residential or domestic catchment as opposed to a commercial or professional/trade customer base which existed within the LFRZ area within IZone. The response considered that the POSDP provisions that had been modified provide the key difference to what will establish on the site compared to what is enabled in the existing LFRZ. He advised that those modifications were site specific and designed to mitigate potential adverse effects on the adjoining and adjacent residential zones, noting that many of the provisions had been tested and were deemed acceptable through the PAK'nSAVE consent process.
136. Again in the RFI response, Mr Compton-Moen considered that the Proposal provides assurance that the two large footprint buildings will be generously set back from road boundaries, with appropriate landscaping/screening/acoustic treatment along the internal boundary with the adjoining residential zones to ensure visual dominance and noise effects are mitigated to an acceptable level. He noted that within the site, the provisions provide for a higher level of pedestrian and cycle movement than would typically be associated with a LFRZ. He stated this to be consistent with the domestic nature of the LFRZ where it is designed to service and assimilate with the surrounding residential environment.
137. Mr Lonink provided evidence on urban design matters which formed part of the s42A report. Mr Lonink's evidence provided a synopsis of the proposed ODP and how it related to the neighbouring ODPs. After taking into account the statutory documents which he referred to, he identified the key urban design matters that need consideration from his perspective as follows:
  - (a) Does the plan change in any way enable or prevent the site and surrounds to operate as a well-functioning urban environment?
  - (b) If additional land for large format retail is needed, is this an appropriate location from an Urban Design perspective?
  - (c) SD-DI-O1 and SD-DI-O2 and the CRPS highlight the need for taking into account existing and anticipated character of communities and existing activities are protected from incompatible activities and reverse sensitivities effects. He considered that the anticipated environment which is starting to occur at the moment is of a residential character, the character of which is anticipated will depend on the level of density the site could feasibly and realistically accommodate;

- (d) He advised that the relevant statutory documents including the NPS-UD, the CRPS, the POSDP and the urban design protocol 2005 all identify that connectivity and accessibility are of key importance for urban design outcomes and for a well functioning urban environment. He considered the question was how the proposed plan change and associated ODP ensure a good level of accessibility and connectivity;
  - (e) Finally he addressed, as point 5, that the documents referred to all direct towards urban solutions that are safe and recognise the CPTED principles. He considered the question was therefore whether the proposed plan change and associated ODP ensure an environment that is safe from both a transport safety and CPTED perspective.
138. He did not agree with Mr Compton-Moen's assessment of effects on urban character where he considered the level of change to be of a low magnitude with the greatest change being the bulk, location and style of buildings which will be commercial in character. Mr Lonink considered a finer grained residential environment, even if of higher densities permitted by the MRZ, to be considerably different character to the proposed LFRZ and associated ODP. He considered a non-fanciful density in this area would be a maximum density of 25hh/ha which would still allow for a predominance of townhouse typologies with a mix of detached, semi-detached and occasional terraced housing solutions.
139. He did not agree with Mr Compton-Moen's assumptions that the housing would turn its back on the street or be screened off by high fencing and planting. He noted the rule requirements of the MRZ were directive enough that residential developments are designed so that street frontages are activated and enable passive surveillance.
140. He considered that while both LFRZ and MRZ types of development would be considered urban in character, a residential environment in the MRZ context would have a character that is much more fine grained and of a human scale compared to the LFRZ types of development. That would show a good level of diversity in urban form and planting and would have a good level of permeability/connectivity for both vehicles and active modes of transport. He considered that generally an MRZ context would be much more sympathetic to the surrounding lower density urban environment.<sup>56</sup>
141. Again Mr Lonink disagreed with Mr Milne's landscape and visual assessment conclusion that the overall bulk and mass of built form enabled by the MRZ could read as greater than that of the proposed LFRZ on the site.
142. He considered that when comparing the type of built form to be expected in the MRZ compared to the typical built form of the LFRZ, even with the extensive mitigation proposed by the ODP, the buildings will still have a singular, mostly blank façade arrangement, extensively using corporate colours and providing extremely low levels of glazing. He considered that would result in an environment with a significantly lower sense of human scale and amenity. He noted that fact was

---

<sup>56</sup> Statement of Evidence of John Lonink Urban Design 20 February 2025 at para [54].

highlighted by the significant amount of design work that had gone into the design of the PAK'nSAVE supermarket and the carparking area to make it fit in its surrounding environment. He noted that development needed high quality landscape strips along every boundary and a building design that shows a good level of modulation, architectural articulation and level of glazing for a supermarket.<sup>57</sup>

143. In addition, he considered supermarkets generally are more attuned to the residential areas and tend to be visited by local residents much more frequently. Having the local convenience of a supermarket within a residential development often results in more people deciding to walk or cycle to the supermarket for their daily needs. He considered that if designed well, supermarkets can actually contribute to the liveliness and safety of residential environments. He compared this to trade retail which does not tend to get this frequent visitation of local residents. In addition, the goods sold generally require the use of a motor vehicle for transportation so people tend to be prepared to travel further to use this type of service. He considered that a trade retail store would not have the same contributing effects as a supermarket would.<sup>58</sup> I note Mr Compton Moen also identified in his evidence the likely usage of cars for visits to the Mitre 10.
144. At a minimum, Mr Lonink suggested that additional controls be introduced to ensure that a good level of articulation, modulation and glazing are achieved and corporate colours are actively managed to a level that is appropriate for an anticipated environment that is predominantly residential.<sup>59</sup> Mr Lonink had considerable concerns in relation to connectivity and walkability which I will address in subsequent discussion.
145. Mr Lonink concluded that some of the concerns he identified could be addressed, including the “significant” change of character arising from the rezoning from MRZ (including the consented supermarket) to LFRZ by increasing the building setback from the road to 20m and introducing additional controls to ensure a good level of articulation, modulation and glazing. His concerns about corporate colours could be addressed by restricting the use of these to a level that is appropriate. He also did not agree that the level of connectivity would be sufficient, particularly when considering the need for enabling walkable blocks.
146. Mr Compton-Moen’s evidence discussed the work which had been undertaken with the expert team to develop the new ODP which includes a number of amendments in terms of indicative positioning of the footprints (excluding covered yards), addition of a 10m wide landscape treatment (biodiversity) strip along the eastern boundary, addition of a 3m wide landscape treatment along the Levi Road frontage, addition of a 5m wide landscape treatment along the Lincoln Rolleston Road frontage, provisions for the future connection road into the medium density residential area to the northwest at the southern end of the site, provision of internal pedestrian connectivity, and identification of two principal entrances and six supplementary entrance/exit points.

<sup>57</sup> Statement of Evidence of John Lonink Urban Design 20 February 2025 at para [58].

<sup>58</sup> Statement of Evidence of John Lonink Urban Design 20 February 2025 at para [59].

<sup>59</sup> Statement of Evidence of John Lonink Urban Design 20 February 2025 at para [62].



147. He considered those provisions in the ODP to be necessary and appropriate to manage amenity and urban design effects of the proposed rezoning to ensure its compatibility with the adjoining residential areas. Again he repeated his view that the LFRZ was very much serving a residential domestic catchment as opposed to a commercial or professional trade base. In terms of the character change from MRZ to LFRZ and visual amenity effects, he considered that in terms of urban character values, the rezoning would result in a low magnitude of change when compared to the MRZ which includes the consented PAK'nSAVE development, and a suite of landscape consent conditions.
148. He identified the greatest change would be the bulk and location style of building on the southeastern corner of the site which would be larger, taller and commercial in character compared to the existing permitted residential dwellings.<sup>60</sup> He considered that not to be as adverse as it is continuing with the commercial character created by the consented PAK'nSAVE development. He considered that can be mitigated by adopting the same mitigation as reflected in the consent conditions placed on the PAK'nSAVE development.<sup>61</sup>
149. He considered that overall the rezoning sits well in the receiving environment and the largest potential adverse effects which would occur on the boundary with the adjoining MRZ can be successfully mitigated.
150. In terms of visual dominance and shading effects, he considered that the proposed provisions would ensure that the LFRZ development, including the PAK'nSAVE and trade retail, on the site will be compatible with the surrounding MRZ from an amenity and urban character perspective.<sup>62</sup>
151. Mr Compton-Moen addressed connectivity and accessibility. He identified benefits from having the large format retail area closer to residential properties where the intended activities have a strong domestic nature.
152. He considered the Proposal would not have a detrimental effect on the amenity of adjoining and nearby residential properties with the implementation of the proposed provisions. He considered extensive amounts of landscape planting is proposed along the boundaries and in his experience additional landscaping will be both proposed and required within the carpark areas and to soften the building at the resource consent stage. He advised that site coverage was relatively low combined with the large building setbacks when compared to the anticipated built form of the MRZ.<sup>63</sup>
153. In terms of accessibility and connectivity around and through the plan change area, he noted that the shared boundary with the future residential development to the northeast was approximately 500m in length and noted that a shared pedestrian/cycle link as part of the future primary road is proposed by the Proponent at the southeast end of the site. He advised that while this block

<sup>60</sup> Statement of Evidence of David John Compton-Moen 7 March 2025 at para [28].

<sup>61</sup> Statement of Evidence of David John Compton-Moen 7 March 2025 at para [28].

<sup>62</sup> Statement of Evidence of David John Compton-Moen 7 March 2025 at para [36].

<sup>63</sup> Statement of Evidence of David John Compton-Moen 7 March 2025 at para [48(f)].

length is longer than would usually be designed, it does not create any adverse effects in terms of connectivity for reasons that he addressed. These included that the block shape did not create any longer walking distances to the key destination, the road layout on the northeast site did not need to rely on the plan change site with the exception of the link provided on the southeastern end of the site, and that from a CPTED and safety perspective, it was not appropriate for a pedestrian/cycle link through the middle of the site where conflicts with delivery vehicles/service areas would occur.<sup>64</sup>

154. In his Summary of Evidence, Mr Lonink maintained his view that from an urban design perspective, the conflicts that are arising with neighbouring land and the level of mitigation required, means the site is not “very well suited for LFRZ”. He considered that a residential environment in the MRZ context would have a character that is much finer grained and of a human scale compared to the LFRZ types of development, even with the level of mitigation suggested. In addition, a residential environment would show a good level of diversity in urban form and planting. He noted Mr Compton-Moen’s view that trade retail would not be appropriate within a town centre environment because of the fine grain nature it has. He considered that was applicable for a residential environment. He considered that an MRZ context would be much more sympathetic to the surrounding lower density urban environment.

155. There were a number of matters of agreement which Mr Lonink included in his Summary as being:

- (a) The future environment would be substantially different from the current environment and urban in character;
- (b) The current anticipated environment would likely be residential with a density sitting somewhere between 15-20hh/ha;
- (c) That additional Matters for Control or Discretion for building design will provide greater guidance for future decision makers;
- (d) He agreed with Mr Compton-Moen that the strategic corner of the site (for him the northwest corner) can provide a focal point and justifies a different pattern/activity. He considered the supermarket sufficiently does this and in his view the site is too large to justify a complete shift in character for the whole site;
- (e) Finally he agreed with Mr Compton-Moen’s statement at paragraph [38] that the LFRZ can have a detrimental effect on the fine grain nature of the Town Centre Zone but he considered the same would apply in the MRZ.

156. The areas where Mr Lonink disagreed related primarily to character. He considered the change in character to be more substantial than Mr Compton-Moen because the grain and density a residential development would have is substantially different compared with the large footprints, bulk and scale and lack of diversity in a LFRZ development. He did not agree with the argument

---

<sup>64</sup> Statement of Evidence of David John Compton-Moen 7 March 2025 at para [54].

that because the site now has a commercial activity this character should be allowed to continue. In terms of Mr Compton-Moen's view that it is common for LFRZs to co-exist with residential environments, he considered that there were a lot more examples where they are not adjacent to residential environments and there is good reason for that. There are reverse sensitivity issues to be considered between these types of activity.

157. He also considered that of the examples identified by Mr Compton-Moen, there was a lot more nuance which needed to be considered. In terms of the Mitre10 at Papanui, that site was built on an existing commercial/industrial site, but he still considered there to be a stark contrast between the Mitre10 and its surrounding residential environment. He also noted that site was directly abutting a commercial zone across the railway line and was not sitting in what is predominantly a residential environment.
158. He described there was some reliance on the domestic nature of this particular Mitre10, but that cannot easily be controlled by the rules of the district plan. In that context he considered that a trade retail store more focussed on general trades, like many Mitre10 are, needed to be considered.
159. He considered the differences of distances which were substantial in terms of connectivity. He remained concerned about CPTED. While he understood that CMUZ-MAT3 would enable assessment of CPTED principles, he considered that adding a narrative within the ODP that requires a CPTED assessment containing a lighting plan would provide greater certainty.
160. Overall he remained of the view that the proposed plan change and ODP would not result in a desirable outcome from an urban design perspective. If on balance the plan change was deemed acceptable, he recommended changes, being a road connection through and stronger and direction to assess CPTED matters for resource consent applications within this new zone.

#### Legal Submissions in Reply

161. The legal submissions in reply on behalf of the Proponent<sup>65</sup> focused on the planning framework which would enable urban design matters to be addressed. Ms Booker referred to discussions that I had with Mr Allan where he confirmed that any new building (or structure) and modifications to an existing building (or structure) on the site would trigger the need for a resource consent application for *at least* (original emphasis) a restricted discretionary activity with a requirement for specific urban design assessment. She identified matters which would be relevantly assessed for every new or modified building or structure. These were summarised as to whether it:<sup>66</sup>

- (a) Contributes to the vibrancy and attractiveness of adjacent streets, lanes and public spaces;

<sup>65</sup> Legal Submissions in Reply on behalf of Foodstuffs (South Island) Properties Limited 17 April 2025.

<sup>66</sup> Legal Submissions in Reply on behalf of Foodstuffs (South Island) Properties Limited 17 April 2025 at para [5].

- (b) Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;
- (c) Minimises building bulk through the provision of articulation and modulation, while having regard to the functional requirements of the activity;
- (d) Is designed to incorporate CPTED principles, including encouraging surveillance, effective lighting, management of public areas, and boundary demarcation;
- (e) Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection;
- (f) Provides safe, legible, and efficient access for all transport modes;
- (g) Includes landscaping, fencing and storage, and waste areas that are designed and located to mitigate the adverse visual and amenity effects of the development on adjoining residential zoned sites and public reserves; and
- (h) Complies with the ODP.

162. She submitted that every resource consent applied for specifically (and in response to changes proposed by the reporting officer and accepted by the Proponent) be assessed against the extent to which the development includes a façade design that utilises varied materials and building modulation and applies appropriate extents and levels of corporate colour palettes to integrate the building into the adjacent residential environments.<sup>67</sup>

163. She submitted that the assessment applies even where rule requirements relating to servicing, height, height in relation to the boundary, setbacks, outdoor storage, landscaping and the ODP are met. Where those rules are not met, additional resource consents are required based on each individual rule requirement.

164. She submitted that with respect to the ODP all development is to be undertaken in accordance with the ODP in LFRZ-SCHED1 – Lincoln Rolleston Road Large Format Precinct or resource consent is required as a discretionary activity. She noted this to be a different approach to the existing LFRZ where buildings are permitted provided they comply with the rule requirements. She submitted that Variation 2 provides for the future resource consent process to thoroughly assess the effects of *any development* (original emphasis) on the site and this includes outdoor storage areas where they are not fully enclosed. She noted that Mr Johnston confirmed that outdoor storage is considered as part of the building and site layout upfront and where they would not be caught by reference to a new building, they would be caught by the reference to “structure” in LFRZ-R1.<sup>68</sup>

---

<sup>67</sup> Legal Submissions in Reply on behalf of Foodstuffs (South Island) Properties Limited 17 April 2025 at para [6].

<sup>68</sup> Legal Submissions in Reply on behalf of Foodstuffs (South Island) Properties Limited 17 April 2025 at para [10].

165. Having said that, she submitted that the Proponent has accepted the recommended changes that apply in relation to the rules and matters of discretion themselves and referenced Mr Friedel's reporting officer summary which records :

*It is appropriate to acknowledge at this point that the Proponent has accepted most of the more critical amendments contained in the Officer Report, which in turn addresses the related uncertainties and concerns expressed in my evidence (CMUZ-MAT3 Urban Design matters – building design, LFRZ-R4 – food and beverage number and GFA restrictions, LFRZ-REQ4 Setbacks - 20m setback).*

Issue - Connectivity to the Northeastern Boundary

166. Mr Ross identified the loss of connectivity across the northeastern boundary as shown on the POSDP ODP and that this had been raised and addressed in the s92 response. Mr Ross noted that while the Proponent justified this based on the CPTED and safety concerns, the lack of connectivity may encourage members of the public to shortcut across the boundary planting to the future residential areas to the east, particularly if the DEV-RO12 ODP which indicates access through the adjoining MRZ remains in force. He expressed a concern that this informal and unsanctioned access could result in increased CPTED and safety issues for the site and cause management challenges for the boundary planting.<sup>69</sup>
167. He recommended making provision for at least a pedestrian and bicycle connection aligned with the access road separating the PAK'nSAVE and the southern future retail building. He identified this could be as simple as adding fencing to ensure the north and south portions of the buffer planting and allowing sufficient width for a 10-15m wide open space linkage to accommodate a landscaped safe pedestrian and cycle connection from the east of the proposed LFRZ.
168. Mr Friedel helpfully addressed this issue in his summary.<sup>70</sup> Mr Friedel noted the Proponent's evidence set out the reasons why connection to development area DEV-RO12 was inappropriate including operational, acoustic and safety concerns, and recorded that the owner of the adjoining land in development area DEV-RO12 had submitted in support of the boundary treatments contained in Variation 2 as notified (S22 Goulds Development Limited). He recorded that Mr Ross maintained that a walking and cycling connection would assist to support community amenity and that there were multiple design options available to the Proponent to address the operational need and safety concerns while enabling public access to maintain a degree of residential amenity and to improve passive surveillance opportunities.<sup>71</sup> He noted that Mr Carr maintained a small trail walking and cycling connection along the northeastern boundary was desirable and for the PREC13 ODP to be amended to facilitate this outcome.
169. He recorded that Mr Lonink maintained his concerns about the absence of walking, cycling and road connections along the boundary will contribute to poor connectivity and accessibility

<sup>69</sup> Statement of Evidence of Gabriel Ross Landscape Architect 13 February 2025 at para [2.15].

<sup>70</sup> Reporting Officer Summary of Key Points 20 March 2025.

<sup>71</sup> Citing Summary of Key Points, Landscape and Visual, Gabe Ross, paras [18] – [23].

outcomes due to the absence of walkable blocks.<sup>72</sup> Mr Lonink remained of the view that rezoning this Proposal will contribute to poor outcomes but that the provision of a through connection would achieve positive connectivity and accessibility outcomes.<sup>73</sup>

170. He records that Dr Trevathan, SDC's acoustic expert, has recorded that the effects of incorporating a single or multiple breaks in the acoustic fence lines and biodiversity were addressed in the acoustic JWS and that both experts agreed that there were design solutions available, such as overlapping or interwoven barriers, but that these solutions could contribute to poor CPTED outcomes and safety issues, requiring further analysis.
171. Ms Booker addressed this issue in some detail in her written reply. She confirmed that Foodstuffs opposes the proposal to include an additional eastern link (i.e. cycling, walking or roading) for operational and public safety reasons. In addition, she submitted that the evidence of the experts representing Variation 2 was that this further access is not necessary to achieve the objectives of the POSDP. Ms Booker discussed s32(1)(b). She identified the relevant POSDP objectives.<sup>74</sup> She noted that Ms Parish and Mr Smith do not support the connection considering that any benefits are significantly outweighed from a health and safety perspective, particularly where there are alternative solutions and they have also proposed accommodating connections further down the boundary at the Broadlands Drive link. She considered these are matters specifically required to be addressed under s32 of the RMA.<sup>75</sup>
172. I agree that the link would potentially provide greater connectivity consistent with the adjacent connections illustrated on the adjoining ODP, and would assist in addressing Mr Lonink's CPTED concerns. As noted by Mr Friedel, Mr Lonink's requirement for a road connection was generally consistent with the recommendations contained in Mr Ross' landscape and visual assessment, and Mr Carr's transport evidence, albeit they both recommended a pedestrian and cycling connection further to the east to align with the indicative cycle and pedestrian route illustrated in the development of area DEV-RO12 ODP.
173. However, on balance, and having considered all of the evidence, and the legal submissions on this point, I consider that the additional access is not required. I agree that there will be potential benefits in connectivity and walkability but in light of the health and safety issues clearly raised, I conclude, albeit by a fine margin, that it is not appropriate. I also acknowledge Ms Booker's position in relation to scope and agree that there could potentially be an issue in that regard.

#### Assessment of Remaining Urban Design Matters

174. I have carefully considered all of the evidence and submissions on these matters. There is something of a crossover between the landscape and urban design matters and evidence. That

---

<sup>72</sup> Citing Summary of Key Points, Urban Design, John Lonink, paras [4] and [5].

<sup>73</sup> Citing Summary of Key Points, Urban Design, John Lonink, para [31].

<sup>74</sup> Legal Submissions in Reply on behalf of Foodstuffs (South Island) Properties Limited 17 April 2025 at para [22].

<sup>75</sup> Legal Submissions in Reply on behalf of Foodstuffs (South Island) Properties Limited 17 April 2025 at para [24].

is not a criticism. In this context there is clearly a crossover which renders a strict demarcation between landscape experts and urban designers artificial.

175. On the issue of the degree of change, I prefer the evidence of Mr Lonink (and Mr Ross). I agree with Mr Lonink that the change in character is more substantial than that identified by Mr Compton-Moen. I agree that the grain and density a residential development would have, even if at the higher levels of density, is substantially different when compared with the large footprints, bulk and scale, and lack of diversity in an LFRZ development.
176. As detailed above, Mr Compton-Moen considered that in terms of urban character values, the rezoning would result in a low magnitude of change when compared to the MRZ which includes the consented PAK'nSAVE development and a suite of landscape consent conditions. He did identify that the greatest change would be in the bulk and location and style of the buildings in the southeastern corner of the site where they would be large, tall and commercial in character compared to the existing permitted residential dwellings. He considered the change in character was not viewed as adverse as it is continuing with the commercial character created by the consented PAK'nSAVE development and he considered it can be mitigated by adopting the same mitigation as reflected in the consent conditions placed on the PAK'nSAVE development.
177. On the southern portion of the site Mr Compton-Moen considered the additional matter of control CMUZ-MAT3, relating to the façade design, permeation and modulation and similar, was unnecessary but acceptable as it would provide greater clarity.
178. Again Mr Compton-Moen did not consider that the 20m minimum building setback from road boundaries was necessary from an amenity or urban design perspective as the proposed landscape treatment and road corridor separations were sufficient to mitigate potential adverse effects, especially when compared to a built development in a MRZ.<sup>76</sup> However he noted that the Proponent was willing to accept that any building within a 20m setback would trigger a resource consent requirement and he had no concerns if that was included. He considered the proposed building platforms outlined in the ODP provided a positive degree of certainty as to where built development will occur.

#### Assessment

179. Having considered all of the relevant evidence, I consider that 20m setback to be very important. It allows for an assessment which, in the context of a this plan change is critical. In my view that is particularly important given the 'wedge shape' of the site.
180. In terms of the urban design matters – CMUZ-MAT3, I agree that those assessments, including the additions relating specifically to PREC13, will enable a thorough assessment at consenting stage of urban design issues. CMUZ-MAT4 Height, again as amended, ensures that effects on amenity of adjoining residentially zoned properties, including on outlook, privacy, overshadowing

---

<sup>76</sup> Statement of Evidence of David John Compton-Moen 7 March 2025 at para [52].

and visual dominance, will be considered). Setback is addressed in LFRZ-REQ4 and development that is not in accordance with the ODP is subject to a fully discretionary consent process.

181. While I accept Mr Lonink's evidence in relation to a number of the issues identified, overall I consider that with the changes that I now recommend to the overall package, which have largely been agreed and which are included in the attached provisions, will enable urban design issues to be fully and properly assessed at the consenting stage. I have addressed the importance of those provisions in the landscape assessment paragraphs and I reiterate their importance here.
182. If those amendments and additions were not included, in my view approval of this plan change would be potentially problematic. Again, what is before me is not a consenting of a particular Mitre10, by a particular owner. It is providing the appropriate framework for assessment.

#### Urban Form

183. Submissions by B A Roche, J Hindley, P Beechey and D Schmidt opposed the variation on the basis that the rezoning was inconsistent with the POSDP directions that large format retail activities should be located west of State Highway 1.
184. Clearly the urban form anticipated by this plan change does not reflect that anticipated by the POSDP. While the POSDP includes this area within the urban form of Rolleston, it does so on the basis that is to be residentially zoned. The POSDP anticipates that large format retail will be provided adjacent to the General Industrial Zone/inland port or within the Town Centre Zone.
185. Mr Lonink considered the rezoning to be inconsistent with the urban form that had been established in the relevant statutory instruments and strategic plans where the site had been identified to accommodate residential greenfield development. He considered that there was already sufficient plan enabled supply for the commercial activities being sought in Variation 2 provided elsewhere within Rolleston that avoids the need for this site to be rezoned and avoids the related non-residential character and amenity adverse effects that would arise. On the basis of the economic evidence which I address subsequently, I do not accept there is sufficient plan enabled supply for the commercial activities sought.
186. Mr Friedel addressed this issue in his report. He considered, that having evaluated Variation 2 and the evidence provided by the SDC supported experts, the context of the site was unique from other areas east of State Highway 1 and the South Island Main Trunk Line (**SIMTL**) as it already accommodated a consented and partially constructed PAK'nSAVE supermarket.
187. He considered that the Variation 2 site enjoyed a strategically strong location in proximity to a primary connection to State Highway 1 via Levi Road and the Town Centre Zone by Masfield Drive. He noted that the economic evidence of Mr Foy confirmed that the location of the activities was appropriate despite there being other areas within Rolleston where it could establish and noted that Variation 2 with the amendments could satisfy the economic bottom lines detailed in the NPS-UD for achieving a well functioning urban environment. He again identified the



landscape and visual effects assessment of Mr Ross and confirmed that the co-location of trade retail and trade supplier activities with the consented supermarket were concentrated and contained the visual effects and that overall it provided an integrated and cohesive landscape outcome if the recommended amendments were adopted.<sup>77</sup>

188. Overall, and subject to the changes that I have made, I accept Mr Friedel's evidence. I recommend rejection of those submissions in opposition on urban design (and landscape) matters and recommend acceptance of those submissions in support.

### Economics

189. The Proposal included an economic assessment dated 13 February 2024. This traversed various economic matters including site and location criteria for trade retail, other locations, including the LFRZ on Jones Road, locating in the Rolleston Town Centre, or locating in the General Industrial Zone. Overall it concluded that this was the most appropriate site for a proposed Mitre10 as it met the criteria in terms of visibility and accessibility near to market demand, was large enough to meet the needs, was relatively flat, free of contamination and of a suitable shape, and created "synergies" with the consented PAK'nSAVE and could be developed in a financially viable manner.
190. It addressed effects on existing commercial areas, impacts on residential land supply, before addressing the benefits of rezoning and enabling Mitre10. The assessment noted that despite Selwyn being the fastest growing territorial authority by a clear margin, it had an anomalously low level of hardware, building and garden retail supply.
191. It identified one-off construction impacts (including employment), ongoing onsite employment and improved commute times and emissions. In that regard it noted that it would significantly reduce the need for households and tradespeople to commute to/from the city to source hardware and building supplies. It considered that given the 30,000 new dwellings needed to be built over the next 30 years, this effect would confer significant and enduring benefits. The assessment did not attempt to quantify the benefits noting that they depend on several assumptions, many of which cannot reliably be gauged ex-ante.
192. It noted that the expectation was to run into tens of millions of dollars over time, relative to the status quo of MRZ. It estimated that the consented PAK'nSAVE on the site would generate nearly \$7m of benefits annually due to the impacts of reduced commuting and that while they did not expect the proposed Mitre10 store to generate the same level of benefits, they would still be significant, particularly over the longer term.
193. In response to a further information request, Insight Economics provided a Technical Memorandum addressing potential retail distribution effects on the Rolleston Town Centre and, if relevant, other Selwyn centres. In response to a query in relation to the assessment that this was

---

<sup>77</sup> Section 42A Report 28 February 2025 at para [7.16].

the most appropriate location for the proposed Mitre10, the position was clarified to read that the Mitre10 cannot be **optimally** (original emphasis) located elsewhere in Rolleston due to the unique locational advantages of the subject site. It considered that while alternative locations such as the IZone exist, they present suboptimal conditions. In essence the s92 response outlined the key advantages of the subject site.

194. Mr Foy addressed the economic issues as part of the s42A report.<sup>78</sup> Mr Foy's evidence identified the key issues as being: potential retail distribution effects on the Rolleston Town Centre and other centres; the need for the requested LFRZ; alternative locations for providing the types of activities that the Proposal seeks to enable; the potential effect on land use activities located between the subject area and the Rolleston Town Centre; and the potential effects on the adequacy of residential land supply arising from a change of zoning.<sup>79</sup>

195. Mr Foy agreed with the IEL Report's assessment of:

- (a) The need for additional supply of hardware, building and garden supply;
- (b) The likelihood that the proposed plan change area will necessarily accommodate a supermarket and a Mitre10 hardware store due to the ODP proposed. He addressed concern in relation to food and beverage outlets;
- (c) The magnitude and effect of retail distribution effects;
- (d) The potential effects on the adequacy of residential land supply;
- (e) The appropriateness of the proposed plan change area to accommodate large format retail activities, including with respect to accessibility, visibility, and the size and flat nature of the site; and
- (f) The economic benefits of the proposed plan change request, including ongoing retail employment on the site, reduced commuting to access large format retail supply, and one-off construction impacts.

196. In his original evidence he disagreed with the IEL's report assessment that there were no other locations in Rolleston where the indicative Mitre10 hardware store might locate, and therefore the IEL report statement that the Mitre10 would not locate elsewhere in Rolleston if it could not locate at the proposed plan change area. Mr Foy had undertaken his own assessment of that matter and determined that despite the likelihood that the Mitre10 could establish in other locations, the proposed plan change area is an appropriate location for that store.<sup>80</sup>

197. In his Summary of Evidence, and in discussions at the hearing, Mr Foy updated his position on key issues having read the statements of evidence prepared by Mr Colegrave and Mr Allan. He

<sup>78</sup> Statement of Evidence of Derek Foy 12 February 2025.

<sup>79</sup> Statement of Evidence of Derek Foy 12 February 2025 at para [2.1].

<sup>80</sup> Statement of Evidence of Derek Foy 12 February 2025 at para [3.4].

recorded that in terms of retail distribution effects, there was agreement between him and Mr Colegrave that the Proposal will not give rise to significant retail distribution effects or adversely impact the role and function of the Town Centre Zone or other centres. He noted that he had previously had some concerns in relation to permitted capacity for a substantial presence of food and beverage outlets. In light of the changes accepted by the Proponent in relation to limitation on those activities, he was satisfied that the potential economic effects of food and beverage activities on the site would be appropriately avoided.

198. He agreed that there was a need for the requested LFRZ, and while there were some alternative location options for the activity proposed to be enabled, those alternatives are inferior from a commercial perspective compared to the Proposal area. He considered from an economic perspective the rezoning of the whole of the proposed plan change area as LFRZ would be appropriate, even if there were other places which could feasibly accommodate a Mitre10.
199. He considered that the creation of the proposed LFRZ may induce some expansion of commercial activity into the residential area along Masefield Drive between the proposed plan change area and the town centre, but concluded that such an effect would be minor. He considered that overall the Proposal would contribute to a well functioning urban environment including because it would avoid urban expansion. It was his view that the zoning would not conflict with the intent of the CRPS Objective 6.2.1a and he therefore agreed with Mr Colegrave's conclusion that removing a portion of plan-enabled residential land in this location would have no material effect on the district's overall residential land supply.
200. He concluded that the Proponent had adequately assessed the appropriateness of the area and the anticipated economic outcomes were appropriate and effectively managed by the proposed provisions. He considered it to be consistent with the direction and framework of the CRPS, the NPS-UD and the POSDP in so far as they relate to urban growth and relevant economic matters. He concluded that there were a number of positive aspects in the plan change request and overall supported the request from an economics perspective.
201. At the hearing, Mr Colegrave's evidence focused on the likely economic effects of the development enabled by the Proposal over and above the consented supermarket. To reflect the most likely development outcome under the Proposal, he assumed there would be a new Mitre10 store.<sup>81</sup>
202. Mr Colegrave addressed the question of the 'need' for the Proposal under the NPS-UD. He addressed the April 2023 Business Development Capacity Assessment for the Christchurch City, Selwyn District and Waimakariri District. He noted that assessed that in aggregate Selwyn had sufficient commercial land in the short term, a projected undersupply of three hectares in the medium term and a shortfall of 31 hectares in the long term. He considered that there was a

---

<sup>81</sup> Statement of Evidence of Fraser Colegrave 7 March 2025 at [30].

shortfall in aggregate commercial capacity in the medium long term but a pressing specific need for additional hardware, building and garden retail supply.

203. He addressed the economic benefits of a proposed Mitre10 store in more detail. He concluded that there would be a generation of significant and enduring district economic benefits from the construction, and once operational, permanent employment for approximately 65 fulltime equivalent staff.
204. Another benefit he considered and addressed was the reduction in the need for households and tradespeople to commute to and from the city to source hardware and building supplies and this was enhanced by the central location relative to the core residential catchment. He noted that with the 30,000 new dwellings needing to be built in Selwyn over the next 30 years, the reduced commuting distances would confer significant and enduring benefits in terms of lower vehicle travel, fuel consumption, emissions, travel time and costs, congestion and accidents.
205. Mr Colegrave advised that those benefits were not quantified as they are dependent on several assumptions. He expected that the Mitre10 would generate significant benefits on its own and, in combination with PAK'nSAVE, there would be an amplification of the benefits associated with a reduction in commuting.
206. Mr Colegrave's evidence expanded on the assessment in relation to other locations. He addressed the LFRZ on Jones Road, which provides for one large format hardware, building and garden retailer, that had been consented and confirmed as a Bunnings Hardware Store. It was his evidence that there was no remaining LFRZ land on Jones Road or anywhere else in the district to accommodate the proposed new Mitre10 store. He also expanded on his report in relation to locating in the General Industrial Zone and ultimately considered it was highly unlikely that a Mitre10 store would be economically viable in that location other than the recently rezoned PC80 General Industrial Zone area which would be more visible and slightly more accessible than other General Industrial Zone land. He noted that the ODP for PC80 indicated that it is likely designed for industrial businesses needing or wanting a rail siding. He considered that Mitre10, not requiring a rail siding, would be not only a poor fit, but would lead to a suboptimal utilisation of infrastructure by displacing future industrial uses for whom it is a better site and location fit.<sup>82</sup>
207. He advised that it was not practical or desirable for a new Mitre10 store to establish in the Rolleston Town Centre noting it was largely already developed or in the process of being developed and any remaining parcels were too small. Again he confirmed his view that the single trade retailer enabled by the rezoning (which he assumed to be a Mitre10 store) posed no threat to the role, function, health or vitality of the Rolleston Town Centre. He considered the new store would neither divert trade from the town centre or deprive it of a store that would otherwise have located there. He saw no material risk that this Proposal would encourage other commercial activities to establish along Masfield Drive (between the site and the town centre). He

---

<sup>82</sup> Statement of Evidence of Fraser Colegrave 7 March 2025 at [30].

considered there was no material risk to the same given it was zoned MRZ, where commercial activities are non-complying, and it was substantially built out in new housing.

208. He concluded that the economic merits of rezoning this site to LFRZ to better recognise the consented PAK'nSAVE and to enable a new Mitre10 store to establish there were appropriate, and would provide and generate significant and enduring economic benefits.

#### Submitter Comments

209. There was no expert economic evidence provided on behalf of submitters. Mr Friedel in his officer report identified that there were 30 submission points seeking relief in respect of the economic effects of the rezoning.<sup>83</sup> He advised there were 12 submission points requesting it be approved due to a commercial need in the location and wider area, five submission points requesting Variation 2 be approved as the rezoning would support employment opportunities and/or retail offerings, three submission points requesting it be approved as it will address a deficiency in LFRZ land to support convenience, productivity and economic benefits, three submission points opposing on the basis that it should be in the existing LFRZ on the western side of State Highway 1 and the SIMTL, two opposing Variation 2 on the basis that it would set a precedent for commercial sprawl, one submission point identifying that the rezoning would not have a significant adverse distributional effect, three neutral submission points, aside from the departure from Map A, that the rezoning would support self-sufficiency, and is consolidated and intensified business growth consistent with the CRPS Objective 6.2.2 and Policy 6.3.6. Finally, he advised there was one neutral submission point identifying that the rezoning would not conflict with the need for Council to provide sufficient housing capacity consistent with the CRPS. Those submitters are identified in Mr Friedel's report.
210. Mr Beechey in his appearance at the hearing noted that the Hornby branch of Mitre10 was only 9 minutes away. He spent some time addressing the activities which occur in the IZone (GIZ), noting drama, dance, gymnastics and Chipmunks are all located within that area. They are well used and regularly attended. Residents in Rolleston town centre itself regularly went to the GIZ land and, from his context, several times a week to take children to after school activities. He also identified that the land west of the state highway was readily accessible to the rest of the district and noted the businesses which had established there.
211. He raised a concern in relation to a growth of click and collect would be likely to lead to reduced employment opportunities. He identified that people were not visiting physical stores to the same degree that they had in the past. He queried the cross-shopping synergies that had been raised and in essence considered they were overstated.
212. He expressed concern in relation to the \$7 million in benefits identified by Mr Colegrave. He described this as a "bait switch" in his evidence. He submitted it would only be the Smith family who would benefit from this rezoning, and that would be at the cost to the community. In terms

---

<sup>83</sup> Section 42A Report 28 February 2025 at para [7.33].

of jobs, he described those as generally involving low wage jobs. He noted the new Chipmunks store and referenced other businesses that were looking at entry into the IZone. As noted, he advised that he visits some of the places five times a week. He noted this was the same for many families every school week. He also referenced the land available for sale and lease in that location.

#### Assessment

213. I accept there are significant economic benefits from the Proposal. I note that the PAK'nSAVE is consented and it is important to avoid "double counting" given that job creation and similar matters have been taken into account in the consenting phase. They are not benefits which accrue from this Proposal.
214. This was acknowledged by the experts. As identified by Ms Booker in her reply submissions, both the economic experts confirmed that the PAK'nSAVE was considered as part of the existing environment in undertaking their assessments.
215. There was clear evidence and agreement in relation to the shortfall in aggregate commercial capacity and that there was a specific need for additional hardware, building and garden retail stores. Again as identified by Ms Booker in her reply submissions, Mr Foy confirmed in response to questions from me that a hardware supplier is needed now.
216. Mr Foy confirmed that this would increase the breadth and depth of offering in Rolleston and contribute to self-sufficiency.
217. Overall, there is a very high level of agreement between the economic experts, Mr Foy and Mr Colegrave.
218. Mr Friedel evaluated the economic evidence and expert advice and submissions. He considered that Variation 2 can be supported as it will not give rise to any adverse retail distribution effects and will contribute to a well functioning urban environment, including by providing access to large format retail activities in an accessible location and one that avoids rezoning of greenfield land for business purposes. He recorded that the economic experts also established that the rezoning will not have a negative impact on Rolleston's plan enabled residential land supply and that the addition of another trade retail and trade supplier activity would not generate adverse cumulative effects from an economic perspective.
219. I agree with Mr Friedel's assessment that Variation 2 can achieve the positive economic outcomes identified in the submissions received in support of the rezoning, including that it will meet a commercial need, increase economic productivity, support a competitive development market, improve trade retail and trade supplier offerings, provide convenience to employees and customers, and support employment in the area. I agree that the submissions identifying the positive economic outcomes should be accepted. I also agree with his recommendation that the neutral submission points by the Canterbury Regional Council in relation to retail distribution

effects, the supporting of self-sufficient, consolidated and intensified business growth and that Variation 2 would not compromise plan enabled housing sufficiency be accepted.

220. I agree with Mr Friedel's assessment, again based on the conclusions reached by the economic experts, that the rezoning will not contribute to a precedent effect that would undermine the integrity of the POSDP based on precedent effect. He noted that precedent effects could form the basis for an evaluation to consider the appropriateness of a future resource consent application. I also agree with him that precedent effects are unlikely (to the degree they were part of the plan change).
221. As noted, Mr Beechey considered that the jobs resulting would be low paying. Ms Booker submitted in her reply submissions that the statement was not accurate as there will be higher paying roles available. She identified that in discussions I had with Mr Foy, he confirmed orally that the nature of the jobs are only distinguished to a small degree, and that of greater importance is the broader trajectory of significant growth for Rolleston.
222. While some of the financial benefits arising from the Mitre10 were not strictly quantified, clearly the overall economic benefits are substantial. These include benefits from job creation.
223. There is no evidence that the plan change would give rise to retail distribution effects, or effects on the very recently identified LFRZ north of the state highway. On the basis of the expert evidence provided, I conclude that the retail distribution effects have been properly considered by the expert evidence, and are less than minor, at most.

#### Impact on Property Values

224. Mr Beechey identified a concern in relation to property values and discussed this in his presentation at the hearing. I understand his concern, particularly given the level of investment that residential property involves. I note that in *City Rail Link Limited*<sup>84</sup> the Court there, in summary, held that adverse effects on land and property values are not in themselves a relevant consideration. It stated at paragraph [63]:

*If property values are reduced as a result of activities on adjoining land, the devaluation would reflect the effects of that activity on the environment. The correct approach is to consider those effects directly rather than the market responses because the latter can be an imperfect measure of environmental effects.*

225. Mr Beechey sought to distinguish the *City Rail Link Limited* case on the basis that it was a very large scale significant infrastructure project. I agree that there is a difference between this Proposal and the proposal being addressed in the *City Rail Link* case. However the rationale remains the same. I have focused on the primary effects, rather than the concerns expressed in relation to property values.

---

<sup>84</sup> *City Rail Link Limited (CRRL)(Successor to Auckland Transport) & Ors v Auckland Council*, Decision No [2017] NZEnvC 204.

### Infrastructure Servicing

226. Mr Thielmann, a civil technician (NZDE Civil), provided expert evidence in relation to infrastructural matters. He concluded that the 7.3ha PAK'nSAVE and Mitre10 developments would have a lower water and wastewater demand than a 7.3ha residential development with a 15hh/ha density.
227. Mr Blake-Manson, an infrastructure advisor at Waugh Infrastructure Management Limited, provided evidence addressing an infrastructure assessment for Variation 2 and an evaluation of the submissions received that were relevant to his area of expertise.
228. The Proposal included a Design Advice Memorandum in response to Council's request for further information. Mr Thielmann addressed discussions which had been held with the Council to establish the allowed daily wastewater discharge for the PAK'nSAVE site and advised that he had undertaken conservative estimates.
229. Mr Thielmann and Mr Blake-Manson undertook conferencing prior to the hearing addressing wastewater discharge demand, water supply demand, stormwater disposal and implications for future roading in so far as it related to the development's capability to dispose of stormwater.
230. Those experts agreed that:
- (a) The combined wastewater discharge demand for the proposed PAK'nSAVE and Mitre10 developments is calculated to be less than that of an equivalent 7.3 hectare 15hh/ha residential development and the site can therefore be adequately serviced from the Council's network;
  - (b) The combined water supply demand for the proposed PAK'nSAVE and Mitre10 was calculated to be less than the equivalent of a 7.3 hectare 15hh/ha residential development;
  - (c) Trade waste consents would need to be applied for and that on the basis of the information which was provided/available, that would be equivalent to a domestic loading and not foreseen to have any undue effects on the Council's treatment system; and
  - (d) That fire fighting water supply can be resolved through any subsequent consenting process.
231. There was a disagreement in relation to the methodology for stormwater treatment and disposal. This arose from the indicative location at the southeastern corner which may not be available due to a proposal for extension of Broadlands Drive. The experts did agree that stormwater treatment and disposal could still be achieved by other means if that area was not available.
232. On the basis of the expert evidence, and the further advice from Mr Friedel and Mr Allan, I am satisfied that wastewater, water supply and stormwater disposal can be addressed in an appropriate manner.



## Noise and Vibration

233. The Proposal included an assessment of noise effects prepared by Marshall Day. Mr Hay of Marshall Day also provided the response to the s92 RFI in relation to questions which had been raised by Dr Trevathan in his peer review.
234. Mr Hay and Dr Trevathan undertook conferencing and provided a Joint Witness Statement – Noise.<sup>85</sup> It was agreed in terms of noise limits that the applicable noise limits are determined by the site receiving the noise. As the neighbouring sites are zoned residential, the status quo remains. In that context, the rezoning to LFRZ did not enable more noise.
235. They agreed that the noise limits were conservative but appropriate to manage noise from the activities. They confirmed that the noise limits do not apply to the noise generated by vehicles on roads but even with the higher levels of traffic associated with the trade based retail activity, any increase in noise level would be modest and the general character and effect of traffic noise in the area would remain the same. They similarly agreed that any vibration effect would again remain similar to the existing situation.
236. The witnesses addressed mitigation and the steps that may need to be taken by a trade based retail activity to comply with the noise levels. Both experts agreed that it was realistic for such an activity to achieve compliance by implementing mitigation, particularly in terms of the already consented boundary treatments arising from the PAK'nSAVE consent.
237. The noise experts recorded their understanding that noise would not formally be assessed again in the restricted discretionary application if the restricted discretionary application was made on the basis that compliance with the noise limits would be achieved. The witnesses agreed that noise limits always provide a backstop and there is nothing inherently wrong or unusual about that with the possible exception of mechanical plant noise.
238. They addressed the possible break in the northeastern boundary which was identified by the reporting officers in terms of a pedestrian and cycle accessway across the northeast boundary. They agreed that a break in barriers would make it more complex to achieve compliance and while identified solutions such as overlapping or interwoven barriers may be as good as or similar to the proposed boundary treatment, they may create CPTED issues that fall outside the scope of their expertise.
239. Mr Friedel provided a helpful summary of the relevant noise issues, and submissions on the same.<sup>86</sup> Mr Friedel confirmed that on the basis of the evidence, there were ultimately design solutions available, such as overlapping or interwoven barriers.
240. Having considered the acoustic evidence, the outcomes from the expert conferencing, the relevant submissions and the officers report, I am comfortable that noise issues can be

---

<sup>85</sup> Joint Witness Statement – Noise 19 March 2025

<sup>86</sup> Section 42A Report 28 February 2025 at para [7.80] – [7.86].

appropriately considered and addressed through the consenting process. Again, I recommend rejection of those submissions identifying concerns with noise generation.

### **Transportation Network**

241. The Proposal included an Integrated Transport Assessment prepared by Mr Metherell. That described the site location and its adjacency to two arterial roads which have an important function in the Rolleston network and that it is located within walking distance of the town centre. It noted the intersection of Levi Road and Lincoln Rolleston Road was due to be upgraded at that stage from a roundabout to traffic signals which would address existing queuing that occurs at the evening peak on Levi Road and support safe movement across the arterial intersection by those walking and cycling. It noted that a detailed investigation had been carried out for the consented PAK'nSAVE and a range of access conditions were included which had been transferred onto the proposed ODP for the site.
242. By using a detailed traffic model, the assessment identified the changes in performance were small and would not impact the timing or form of transport infrastructure provisions on the arterial road network. It concluded it was well serviced by existing public transport which could be enhanced and that the rezoning would be supportive of the provisions for access and connectivity proposed.
243. It noted that the site development would be subject to consideration under district plan transport rules in terms of access and no particular issues have been identified. It recorded that it was expected development would be subject to high trip generating activity requirements for an ITA to further assess the site and access layout, provision for mode choice, and potential traffic effects. It considered that the combined ODP and transport chapter provisions will enable good transport outcomes for the site and surrounding network for various reasons which were identified.
244. It also considered that there was a high level of consistency from a transport perspective with the District Plan's Strategic Directives and Transport Objectives, and similarly it could contribute to the relevant objectives in the NPS-UD.
245. Mr Friedel in his s42A report noted that the rezoning request can contribute to relatively significant changes to the safety, efficiency and convenience of the transportation network through increased demand and changes in models that may require network upgrades and improvements. He identified that there were 26 submission points seeking relief in respect of transport related matters. I adopt his summary of submissions referred to in paragraph [7.63] of his report.
246. In essence, some of the submissions considered that the rezoning would promote positive transport effects through less commuting and/or improved connectivity, one was neutral but identified again reduced travel distances and increased connectivity. Five of the neutral submission points identified that Variation 2 should be supported by integrated transport planning and managed to avoid adverse transport effects on the future emergency services campus, including in respect of the placement of vehicle crossings and accesses and formation of the

Lincoln Rolleston Road and Broadlands Drive intersection. Seven submission points requested that it be declined as it would generate adverse transport effects including congestion, increased greenhouse gas emissions and air pollution, onsite staff parking and/or compromised safety. One submission point raised vehicles diverting down Reuben Avenue; and two sought decline on the basis of adverse effects and congestion, again referencing staff parking.

247. Mr Andy Carr gave expert transportation evidence for the Council. This is summarised in Mr Friedel's report at paragraphs [7.64] – [7.67]. I agree with and adopt Mr Friedel's summary of the matters identified and discussed by Mr Carr.
248. Mr Metherell provided a statement of evidence.<sup>87</sup> As noted, Mr Metherell was the author of the Integrated Transportation Assessment (ITA) which was included as Appendix K in the Variation application. He noted that he had also prepared the Request for Information response to traffic matters dated 15 August 2024. He described the updates currently being undertaken at the intersection of Levi Road and Lincoln Rolleston Road which will address existing queuing at the roundabout which he noted that in the evening peak on Levi Road can extend approximately 1km to the east, and additionally support safe movement across the arterial intersection by those walking and cycling.
249. He noted that a detailed investigation of traffic effects was carried out for the consent of the PAK'nSAVE supermarket and those access conditions of consent have been transferred to the proposed ODP. He used the "same detailed traffic model for Rolleston as used for the PAK'nSAVE consent application" and investigated the ability of the road network to accommodate the traffic associated with additional high trip generating activities at this location. Given the cumulative change in traffic generation is not high compared to the traffic volumes on the surrounding road network, he considered that changes in performance were small and would not impact the timing or form of transport infrastructure provision on the arterial road network.
250. He considered it to be well serviced by existing public transport with opportunities for enhanced access to public transport. He considered the site to be well located in the Rolleston urban form and its location south of State Highway 1 would support the shortening of trips for the additional trade retail supplies that would be enabled, noting that currently the most comparable trade retail store is located in Hornby, requiring a long distance trip.
251. Mr Metherell supported the provisions in the ODP, noting that it would be subject to consideration under the District Plan transport rules that address access position and design and did not identify any issues that could not be considered through the standard consent process. He expected that the subsequent development of a trade retail supply store on the site would be subject to the high trip generating activity rule – TRAN-R8 which would be expected to trigger a full ITA and again was confident that the combined ODP and transport chapter provisions would enable good transport outcomes for the site and for the surrounding network.

---

<sup>87</sup> Statement of Evidence of Andrew Metherell 7 March 2025.

252. In terms of the matters raised in submissions, he noted that the additional trade retail supply store to the south of the consented PAK'nSAVE that would be enabled by the proposed rezoning will result in some changes to site access and traffic generation compared to the residential development permitted, but that it supported shortened trips for Rolleston residents visiting a trade retail store and that the shortened trips had network wide safety and efficiency benefits. He addressed the issue of the connection from residential development to the east which I have discussed in the urban design section. Mr Metherell considered that a suitable connection will still be achieved in the wider area without that connection.
253. Mr Carr in his summary statement noted that it remained the case that there was a large degree of agreement between himself and Mr Metherell with both considering that the analysis undertaken does not indicate that there would be adverse road safety or roading efficiency effects that arise from the rezoning of the site. They agreed that the provisions of the variation mean that the scale of the development will trigger the provision of another ITA in due course through the POSDP rules (TRAN-R8) which provides a further opportunity to consider in detail the traffic effects once resource consents are sought.
254. The issue of a non-car east-west link was an important difference. As summarised by Mr Carr, he recommends that a non-car east-west link be shown on the ODP, Mr Metherell disagrees, noting that the absence of such a link does not impose significant additional walking distances to key destinations.
255. As I have identified earlier in this Recommendation, this issue is addressed by Ms Booker in reply. She confirmed the opposition by Foodstuffs for operational and public safety reasons and that the evidence of the experts for the Proposal was that the further access was not necessary to achieve the objectives of the POSDP. Ms Booker identified that the land to the east is zoned MRZ under the POSDP and the zone specifically focuses on providing for houses in its objectives and policies. She submitted they focus on achieving attractive and safe streets and public open spaces, and increased residential densities occurring in close proximity to activity centres, active and public transport routes, community services and public open spaces (RESZ-O4 POSDP).

#### Assessment

256. I have confirmed earlier that I do not consider the walking and cycling access, nor the vehicular access, is appropriate for health and safety reasons. My recommendation remains the same from a transportation perspective. Ultimately I conclude that the additional connectivity, while desirable from some perspectives, is not appropriate in the context of the health and safety matters clearly raised.
257. There is a significant degree of agreement between the transportation experts. Having carefully considered all of that evidence, together with the submissions, and the officer reports, the traffic and transportation issues have been properly assessed. There are no real issues at the expert level. The site is well served in that it fronts two arterial roads. The assessments undertaken demonstrate that the road network is able to accommodate the changes in traffic patterns as a

result of the rezoning without any material changes in transport infrastructure requirements. The traffic signals which are currently being developed at the intersection of Levi Road/Lincoln Rolleston Road are intended to reduce existing congestion and safety concerns.

258. I accept that the rezoning will achieve wider transport network benefits arising from the co-location and helping to reduce travel distances.
259. I find that the site is clearly able to be provided with suitably located and designed site access noting that the conditions for the PAK'nSAVE already provide specific provisions in relation to access and these are reflected in the ODP. I agree that accesses are to be located to achieve appropriate outcomes and these can be assessed in more detail in future consent processes as the Council has a wide range of discretion.
260. I have considered the matters raised in the submissions and in my view the concerns have been appropriately addressed in the expert evidence.

Assessment of Selwyn District Council's Submission

261. Mr Lawn, Head of the Emergency Management at Selwyn District Council, raised a number of issues in relation to transportation integration with the future emergency services campus that is proposed at 317 Lincoln Rolleston Road. In his statement of evidence he noted that the Selwyn District Council had been working with emergency service providers in exploring an opportunity to co-locate on the currently undeveloped Council owned site at 317 Lincoln Rolleston Road. It had been selected for further investigation for several reasons and from a transportation perspective it was located where there were already good transport connections to enable quick response times. He noted that there were further transport connections planned to be established including the Broadlands Drive extension which is currently being worked through the concept design stage by SDC and Abley Transport Consultants.
262. He advised that as that extension is being worked through, one of the preferences communicated has been that there be a signalised intersection at the Broadlands Drive extension/Lincoln Rolleston Road intersection rather than a roundabout. He understood that would provide some opportunity for emergency priority ability with a link to the new traffic signals currently being installed at Levi Road and overall providing a priority phased route for emergency vehicles. He advised that investigations on this would be done at the time of signal operational design.<sup>88</sup>
263. Mr Metherell, having reviewed the evidence of Mr Lawn, noted that the concept road alignment presented by Mr Lawn does not continue the existing Broadlands Drive alignment with the proposed road alignment shown on DEV-RO2 but rather moves it away from the boundary by approximately 20m.
264. In relation to the road position as per DEV-RO2, Mr Metherell considered a signalised intersection would not have a material difference in land and access requirements when compared to a

---

<sup>88</sup> Written Statement of Alastair John Lawn on behalf of Selwyn District Council 14 March 2025.

roundabout for the same road position and considered that the rule already provided sufficient discretion for assessment of access and it was unnecessary to alter the site ODP.

265. The potential roading scheme for the emergency services campus has reached a stage where concept plans have been developed but not necessarily finalised. Mr Carr expected that they may change. His concern was to ensure that there is maximum flexibility in relation to the service exit from the site. He considered that should either be annotated as indicative on the ODP or located further north to avoid that potential conflict. His view was that amendment of the wording of the ODP was the most appropriate. He did not consider that further evaluation of that issue was required at this stage because of the ITA that is required to be produced for the site development in the future and consideration of the separation of site access from the new intersection would form part of that because it is required under TRAN-R4. Mr Carr did agree with the request in relation to the intersection, and considered that, for the reasons outlined by Mr Lawn, all references should instead refer to the Broadlands Drive intersection.
266. In Ms Booker's reply submissions, it was noted that the Broadlands Drive link provisions exist in the POSDP and are not sought to be changed by Variation 2. She noted that the recent POSDP process had included the links over the DEV-RO1, DEV-RO2 and DEV-RO12 sites and the concept plan provided by Mr Lawn did not marry up with the link in DEV-RO2. She noted that discretionary activity subdivision consent is likely required to develop the proposed concept plan and there was no further assistance given as to why it was necessary to depart from the ODP alignment for the SDC land. She submitted that in terms of seeking flexibility on the ODP for access, the evidence of Mr Allan noted that these links were treated as indicative in subsequent resource consent processes and not fixed.
267. In terms of the identification of the signalised intersection, as opposed to the roundabout, in my view that is a matter that can be properly addressed as matters progress and become more certain. As noted by Mr Metherell, there is no material difference in land and access requirements when compared to a roundabout for the same position. There is sufficient discretion for that to be assessed at the appropriate time.
268. In relation to the matters raised by Mr Lawn's evidence and the SDC submission, in my view, in all the circumstances, and given the very conceptual nature of the proposal relating to the emergency precinct, I do not consider any significant changes to the ODP are required or appropriate. They can be addressed at subdivision stage. I do however see some benefit in the identification of the southern access as indicative given the importance of the southern link.

#### **Land Suitability, Geotechnical Risk and Natural Hazards**

269. The Proposal identified and assessed ground conditions, flood hazards, geotechnical risks and contaminated soils in Sections 3.5 and 5.6.
270. As identified by Mr Friedel, there were three submission points seeking relief in relation to those issues. Canterbury Regional Council, in its neutral submission, identified that Variation 2 was

consistent with the CRPS Objectives 5.2.1 and 11.2.1 and Policies 5.3.2 and 11.3.1 for managing natural hazards. A further neutral submission identified that it was consistent with the CRPS Objective 17.2.1 and Policy 17.3.2 for avoiding contaminated land and protecting groundwater. Again from Canterbury Regional Council.

271. Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga supported Variation 2 provided that a number of issues addressed in the Cultural Impact Assessment were addressed including identification and protection of springs and wetlands, culturally sensitive areas, avoiding earthworks that could affect aquifers, surveying taonga and indigenous species, and remediation of all contaminated soils.

#### Flood Risk

272. In terms of the identified flood risk, the Proposal at Section 5.6 Flooding considered that the identified flood risk could be addressed and managed during any future resource consenting process. Mr Friedel was of the opinion that the most appropriate time to determine the finished ground level of the site and floor levels in any future commercial buildings was through the future land use consent processes. As noted, it was a matter that was addressed in the conditions for the granted PAK'nSAVE consent.
273. I agree with Mr Friedel's conclusion that there is sufficient certainty provided in the POSDP provisions that the identified flood risk will not present a risk that precludes the appropriateness of the rezoning.

#### Geotechnical Risk

274. This is addressed by Mr Friedel in his report at [7.93] – [7.96]. Overall he took some comfort from the initial Plan Change 7 process assessment in terms of the Living Z Deferred Zone. That included geotechnical and liquefaction evidence where it was concluded that there was a low to very low risk of liquefaction for all of the rezoned areas around Rolleston and that liquefaction does not need to be considered in the appropriateness or otherwise of the rezoning. This was confirmed in the MRZ rezonings. I agree that there is nothing which indicates that, from a geotechnical perspective, the land is not suitable for rezoning.

#### Contaminated Soils

275. Again in terms of contaminated soils, the Proposal detailed that a preliminary site investigation had accompanied the PAK'nSAVE land use consent and there was no information to suggest that any Hazardous Activities and Industries List activities had been taking place on the land in the past. Overall I am satisfied that there is sufficient information available on the likely presence of contaminated soils on the site and agree with Mr Friedel that any risk to peoples health and

wellbeing of developing the land for commercial purposes can be effectively managed under the NESCS.<sup>89</sup>

### **Versatile Soils**

276. While this was identified as an issue and addressed by Mr Friedel, I do not consider it is of any real moment. I agree that any impact on versatile soils would be considerably less than minor and I note of course that the land has been rezoned for urban uses in any event.

### **Statutory Analysis**

#### Functions of Territorial Authorities

277. Mr Friedel identified that the functions of councils are set out in s31 of the RMA and include the establishment, implementation and review of objectives, policies and methods to:

- (a) Achieve integrated management of the effects of the use, development and protection of land and associated natural and physical resources; and
- (b) Control any actual or potential effects of the use, development, or protection of land.

278. The functions of territorial authorities was addressed in the Proposal. Mr Friedel generally supported the Proponent's conclusions that Variation 2 would enable Council to continue to carry out its functions under the RMA, referring to the Proponent's assessment at Section 8 Plan Change Consistency with s74 and s75 RMA, and Section 8.2.1 s74(1)(a) RMA Functions of Council under s31 RMA (pages 47 and 48).

279. Mr Friedel agreed that the proposed changes put forward would enable Council to carry out its functions including rezoning to enable the co-location of commercial opportunities within a strategic location that can contribute to social, environmental and economic benefits. He considered that the proposed POSDP changes put forward needed to be supplemented by recommended amendments to ensure that the non-residential activities that would be enabled by Variation 2 can effectively integrate into the surrounding MRZ environment and that any related adverse effects can be effectively managed.<sup>90</sup>

280. At the time of that report, he sought additional evidence to ensure any risks and uncertainties with the rezoning could be appropriately identified and evaluated and these related to additional evidence to establish the extent to which a break in the northeastern boundary treatment to establish recommended through connections could be achieved, infrastructure evidence to establish the estimated demand on the reticulated water and wastewater networks, and acoustic

---

<sup>89</sup> Section 42A Report 28 February 2025 at para [7.99].

<sup>90</sup> Section 42A Report 28 February 2025 at para [8.6].



evidence to establish the likelihood that the future trade retail and trade supplier activities can comply with permitted activity rules.<sup>91</sup>

281. Overall, Mr Friedel considered that the updated PREC13 provisions in combination with the proposed changes to the CMUZ, LFRZ and district-wide matters, can achieve integrated management and manage all potential effects associated with the future use, development and protection of land consistent with the Council's functions under s31 of the RMA.
282. I agree with Mr Friedel's assessment.

National Policy Statement on Urban Development

283. The request evaluated Variation 2 against the NPS-UD provisions.<sup>92</sup> Mr Friedel helpfully summarised that assessment.<sup>93</sup> On the basis of those matters, and on the evidence provided by Mr Colegrave and Mr Foy, Mr Friedel agreed that it would enable a variety of business sectors to operate from different locations in Rolleston, consistent with a well-functioning urban environment. He considered the proposed Variation 2 provisions, coupled with Mr Foy's recommendation to manage the number of ancillary food and beverage outlets, would be effective in enabling competition in the trade retail and trade supplier offerings available in Rolleston, ensuring adverse trade competition effects can be managed to ensure the viability of other commercial activities are not unduly compromised.<sup>94</sup>
284. He considered that co-location of a trade retail and trade supplier activity with the consented PAK'nSAVE supermarket created benefits that other alternative locations are unlikely to achieve and that those positive outcomes were substantiated by the economic evidence and submissions in support that indicate Variation 2 will meet a commercial need, increase productivity, improve trade retail and trade supplier offerings and convenience and support employment in that area.<sup>95</sup>
285. He agreed with the transport evidence and submission points in relation to the contribution to fewer and reduced trip distances to similar trade retail and trade supplier activities in Christchurch city and in Rolleston's IPort, and that that would collectively support reductions of greenhouse gas emissions. He considered those reductions would be further achieved if the recommendations in relation to pedestrian, cycling and roading connections to the northeast were incorporated.<sup>96</sup> I have addressed this recommendation in relation to the connections to the northeast earlier. I do not consider that is, in the circumstances, appropriate.
286. He identified, as did Mr Allan, that the various planning instruments and spatial plans do not anticipate the site accommodating commercial activities – including CRPS Chapter 6 Map A, the Greater Christchurch Spatial Plan and Rolleston Structure Plan. He considered that the rezoning

---

<sup>91</sup> Section 42A Report 28 February 2025 at para [8.7].

<sup>92</sup> Variation 2 Executive Summary and Section 8.1 Plan Change Consistency with s74 and s75 RMA, 8.2.5 s74(1) RMA National Policy Statements pages 50 – 52.

<sup>93</sup> Section 42A Report 28 February 2025 at para [8.13].

<sup>94</sup> Section 42A Report 28 February 2025 at para [8.14].

<sup>95</sup> Section 42A Report 28 February 2025 at para [8.15].

<sup>96</sup> Section 42A Report 28 February 2025 at para [8.16].

supports an additional trade retail and trade supplier offering that avoids the need for additional rural land to be rezoned to accommodate future activities while, on the basis of the economic evidence, the loss of the plan enabled residential greenfield land would not reduce the supply required to meet projected demand within the short and medium term periods.

287. Overall, he concluded that Variation 2 can support additional plan enabled business capacity in the location and supports a well functioning urban environment that is consistent with the NPS-UD objectives and policies where the recommendations he detailed were accepted by the Proponent.

288. Mr Allan addressed the NPS-UD in some detail in his evidence. I will not lengthen this Recommendation by traversing all of that evidence, but he identified that the NPS-UD directs the Council to provide for more housing and businesses to be built in places close to jobs, community services and public transport; and to respond to market demand, and assessing the Proposal in the isolation of that higher order document would not present an appropriately balanced and considered view of the environment in which the site is situated, in particular acknowledging the significance of the PAK'nSAVE consent in this context, and the actual and planned urban growth of Rolleston.<sup>97</sup> He considered that based on the nature and form of development authorised by the PAK'nSAVE consent and enabled by the LFRZ provisions tailored for the site, the Proposal would contribute to a well functioning urban environment.<sup>98</sup>

289. Mr Allan concluded by recording his view that the development enabled by the LFRZ and the proposed amendments and ODP will, like the PAK'nSAVE consent, be consistent with a well functioning urban environment, will meet the general directive of the NPS-UD, and will provide much needed development capacity. He concluded in short, that the PPCR would give effect to the NPS-UD more than would MRZ.<sup>99</sup>

290. I agree with the evidence of Mr Friedel and Mr Allan in this regard.

#### Canterbury Regional Policy Statement

291. Mr Allan noted that the CRPS identifies the significant resource management issues facing the region and sets out the objectives, policies and methods to resolve those. He identified that the provisions of relevance to the Proposal were those contained in Chapter 6.

292. Mr Allan identified a comprehensive assessment of the Proposal against those provisions as contained in Variation 2. He adopted that for the purpose of the evidence and recorded his view that the Proposal is either consistent with or not engaged by the remaining chapters of the CRPS. Mr Allan advised that the site is identified in Map A of the CRPS as being within a greenfield priority area – residential and the project infrastructure boundary. He addressed Change 1 noting that it did not identify any future development areas for business development capacity in Rolleston, or indeed anywhere else in greater Christchurch.<sup>100</sup> He identified the extent of actual

<sup>97</sup> Statement of Evidence of Mark David Allan 7 March 2025 at para [27].

<sup>98</sup> Statement of Evidence of Mark David Allan 7 March 2025 at para [28].

<sup>99</sup> Statement of Evidence of Mark David Allan 7 March 2025 at para [36].

<sup>100</sup> Statement of Evidence of Mark David Allan 7 March 2025 at para [43].

and planned residential growth at Rolleston and “the apparent lack of provision for additional business land to keep pace with the increasing demand”. He advised that the NPS-UD requires regional policy statements and district plans to enable more businesses to be located in areas of an urban environment where there is a high demand for business land and he considered the lack of identification of additional business land illustrated that the CRPS did not implement (or fully implement) the NPS-UD.

293. Mr Allan noted to the extent the Proposal may be not be fully consistent with the desired settlement pattern in Policy 6.3.1 and Map A, he considered that the Proposal qualified under the responsive planning regime provided by the NPS-UD (Policy 8 and Clause 3.8) because it will provide additional development capacity for a specific business sector in an area where there is a high demand for business land, and contribute to a well-functioning urban environment.<sup>101</sup>
294. The submission of the Canterbury Regional Council was that Variation 2 does meet the broad intent of Objective 6.2.1 as it will support self-sufficient business growth, while avoiding urban development occurring outside the identified greenfield priority areas.
295. Mr Friedel considered that Variation 2 was consistent with the relevant objectives and policies in the CRPS again subject to modifications being made.
296. In light of the submissions of the Canterbury Regional Council on this issue, and the evidence of Mr Allan and Mr Friedel’s conclusion, I agree that it is broadly consistent with the relevant objectives and policies of the CRPS.

#### Canterbury Land and Water Regional Plan and Canterbury Air Regional Plan

297. Mr Friedel addressed this. He noted that under s75(4)(b) of the RMA, the POSDP cannot be inconsistent with a regional plan. He advised that the establishment of activities within the site would either need to meet the permitted activity conditions of these plans or resource consents would be required to be obtained under the relevant regional plans that are in place at the time. He identified that the Canterbury Regional Council in their submission confirm that the Proposal would need to comply with the provisions of the CLWRP and overall considered the activities enabled by the rezoning can be efficiently and effectively developed and serviced in a manner that is consistent with the outcomes sought by the CLWRP and the CARP.<sup>102</sup> I agree with Mr Friedel’s view.

#### Mahaanui Iwi Management Plan 2013

298. As identified by Mr Friedel, the IMP is a planning document recognised by an iwi authority and lodged with the Council, which includes content that relates to the district’s resource management issues. This is a matter which, pursuant to s74(2A) of the RMA, I must take into account. As identified by Mr Friedel, the submission from Te Ngāi Tūāhuriri Rūnanga and Te Taumutu

---

<sup>101</sup> Statement of Evidence of Mark David Allan 7 March 2025 at para [49].

<sup>102</sup> Section 42A Report 28 February 2025 at para [8.33].

Rūnanga includes a Cultural Impact Assessment that evaluates Variation 2 against the relevant IMP policies and includes recommendations to ensure the sensitive natural features are actively protected, stormwater and infrastructure services are effectively designed, installed and operated, any contaminated soils are remediated, and that Ngāi Tahu Subdivision and Development Guidelines are applied.

299. Mr Friedel considered that appropriate provision has been made within the POSDP, CLWRP and any associated development approval processes to address the Cultural Impact Assessment recommendations and that the proposed rezoning does not increase the relative risk that sensitive environments may be identified and require protecting. He considered Variation 2 had taken those matters into account and that there were no specific resource management issues, or specific sites of significance to Mana Whenua that would be compromised by accepting Variation 2. Again I agree with that assessment.

Relevant Non-statutory Plans and Strategies Prepared Under Other Acts

300. Again this was addressed in the Proposal. Mr Friedel again considered that sufficient regard to management plans and strategies under s74(2), including the Greater Christchurch Spatial Plan, Our Space and the Rolleston Structure Plan, had been given. He identified that there was a strategic management plan being developed – the Eastern Area Plan, which may provide more direction on the provision of out of centre commercial activities and whether there is sufficient provision made for large format retailers in Rolleston. Given that is under development, there is no direction to assist in that regard. He was uncertain as to whether such would be available or provided.
301. Mr Allan addressed the Greater Christchurch Spatial Plan in some detail. He identified that the spatial plan set out how sufficient housing and business development capacity will be provided to meet expected demand over the next 30 years. He noted that consistent with the spatial and statutory planning frameworks preceding the spatial planning, the site is identified within the urban area and adjacent to a future urban area of a major town (Map 2, Spatial Plan). For the reasons that he discussed in regard to the NPS-UD and as set out in the technical evidence, he considered the Proposal supports the broad intent of the spatial plan.
302. Having had regard to the Greater Christchurch Spatial Plan, I agree that the PPCR supports the broad intent of the Spatial Plan.

Consideration of Alternatives, Costs and Benefits – Section 32

303. Mr Allan's s32 evaluation in his evidence identified a number of reasons why he considered the assessment provided in Variation 2 fulfils the statutory requirements of s32. He summarised those in his paragraph [58]
304. The Proposal does not include any new objectives. Section 32(1)(a) provides that an evaluation must examine the extent to which the objectives of the Proposal are the most appropriate way to achieve the purpose of the RMA.

305. Pursuant to s32(1)(b) examination is required of whether the proposed rezoning provisions are the most appropriate way to achieve the POSDP objectives. This requires:

- (i) *Identifying other reasonably practicable options for achieving the objectives; and*
- (ii) *Assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
- (iii) *Summarising the reasons for deciding on the provisions.*

306. As there are no new or changes to any existing objectives, they are considered to be the most appropriate way of achieving the purpose of the RMA.

307. The objective of Variation 2 is:<sup>103</sup>

*... rezone the site to an appropriate commercial zone that reflects the consented and intended future use of the site for a supermarket and a trade retail/trade suppliers store ...*

308. The request included a thorough assessment of the objectives and policies of the POSDP. Mr Allan adopted that in his evidence.<sup>104</sup> Overall he considered the Proposal is generally consistent with the objectives of the District Plan relevant to LFRZ-enabled development of the site.

309. Mr Friedel supported the Proponent's conclusion that the POSDP MRZ provisions that currently apply to the site, and the LFRZ provisions that form the majority of the proposed changes, are not subject to appeal and have commensurate legal effect. He considered that the purpose of the RMA is currently reflected in the settled objectives and policies of the POSDP, which Variation 2 does not propose to change.

310. As noted, the objectives and policies of the POSDP were assessed in the application and adopted by Mr Allan. Mr Friedel generally agreed with that assessment.

311. Some of the submitters, including Mr Beechey, identified the strategic direction Sensational Selwyn SD-DI-O1. This provides:

*Selwyn is an attractive and pleasant place to live, work, and visit, where development:*

*(1) Takes into account the existing and anticipated character of the individual community;*

*(2) Is well connect, safe, accessible and resilient; and*

---

<sup>103</sup> Proposal Section 6 Section 32 Evaluation Statutory Context at page 28.

<sup>104</sup> Statement of Evidence of Mark David Allan 7 March 2025 at para [52].

*(3) Enhances environmental, economic, cultural, social and health outcomes for the benefit of the entire district.*

312. In my assessment, I have taken into account the existing and the anticipated character for the communities and what is intended by the POSDP. I understand Mr Beechey's concerns. Overall, and again noting that Sensational Selwyn SD-DI-O1 is a strategic policy, with the changes made in my recommendations, I consider that objective is achieved. In terms of the strategic direction regarding district wellbeing and prosperity – SD-DI-O2, I am satisfied that the economic assessment and evidence clearly demonstrates that the rezoning will support the "prosperous" economy and community wellbeing. The amended provisions will assist in ensuring existing activities are protected from incompatible activities. In particular, the changes in relation to landscaping, setbacks and similar provisions.
313. In terms of the well functioning urban environment – SD-UFD-O1, that has been addressed in discussions regarding the NPS-UD. It is consistent with the compact and sustainable township network SD-UFD-O2 in terms of the location of urban growth. It is occurring within the Rolleston urban area.
314. In terms of Policy UG-O1, this provides for urban growth to be provided in a strategic manner. Based on my assessment of the evidence provided, I consider the Proposal is strategic. It is a plan change and the assessments undertaken by the various experts confirm to me that those issues have been appropriately considered, again given the changes which are proposed. It is at least consistent with the remainder of the urban growth and urban form policies including Urban Growth UG-O2, Urban Growth UG-O3, and Urban Form UG-P7.
315. With the amendments that I have recorded, it is at least consistent with Urban Form UG-P10 and the relevant objectives and policies relating to the commercial and mixed use zones, particularly CMUZ-O4 that commercial and mixed use zones reflect good urban design principles by providing pleasant places to be with attractive and functional buildings and public spaces. Again in terms of CMUZ-O5, which provides the commercial and mixed use zones maintain appropriate levels of amenity within the zone and at the interface with residential zones, the various changes that have been proffered or now included, including landscape, setbacks and built form controls, ensure appropriate levels of amenity at the interface both within the site and with the MRZ.
316. Finally, in terms of the urban design CMUZ-P5, which provides for the maintaining of amenity and aesthetic values of the commercial and mixed use zones and surrounding residential areas by (1) Managing the visual effects from the outdoor storage of goods; and (2) Ensuring that buildings and structures do not unduly shade or dominate adjoining residential zoned properties, these matters have been considered and addressed in the proposed rule framework.
317. In terms of the specific LFRZ policies, mitigation will assist in addressing the visual dominance of buildings through the setback and landscaping. It is clear on the economic evidence that it avoids compromising the function, role and vitality of the Town Centre Zone – LFRZ.P3.

318. Overall Mr Friedel considered, after an evaluation of Variation 2 and the submissions, that the objective will achieve the purpose of the RMA when considered against the relevant statutory tests, including consistency with the relevant objectives, policies and methods of the NPS-UD, CRPS and the POSDP. He agreed with the Proponent and the economic experts that the rezoning will improve the range of trade retail and trade supplier activities required to meet the increasing demand in Rolleston, within a strategically well positioned location without creating adverse retail distribution effects.
319. In his evaluation of the appropriateness of Variation 2, Mr Friedel did however consider that there were a number of changes that were needed to address the issues raised in the submissions and evidence and to ensure that the request satisfied the statutory tests to enable Variation 2 to be approved.<sup>105</sup>
320. The changes proposed were addressed in [9.2] of Mr Friedel's report. The changes included amending the proposed rule LFRZ-R4 to limit the number of food and beverage activities, and a maximum GFA. I note this has now been clarified in the proffered provisions of the Proponent which limit PREC13 to one food and beverage activity with a maximum GFA of 250m<sup>2</sup>.
321. Mr Friedel, on the basis of the evidence, considered that an amendment to LFRZ-REQ4.4 to apply the minimum 20m building setback from the road boundaries of PREC13 was appropriate. Again as noted in the body of this Recommendation, that has been agreed.
322. Other matters identified included: amending LFRZ-REQ7 to record the exception provided in requirement LFRZ-REQ6 to ensure consistency with the POSDP drafting protocols; amending the matters of control or discretion in CMUZ-MAT3.3 Urban Design to enable the building appearance to be appropriately evaluated at the time of resource consent. As addressed earlier in this Recommendation, that issue has now been addressed.

#### Areas of Disagreement

323. Mr Friedel recorded, as does the Planning JWS,<sup>106</sup> that disagreement remains on the need to include prerequisites within the PREC13 ODP. He remained of the view that it was appropriate to require the ODP narrative that is included for the PREC13 ODP for the listed plans and assessments to be provided as part of any future resource consent application if the rezoning is approved. He provided a schedule of those amendments in Appendix 1 and they included: regular monitoring is included as a component part of the landscape management plans requested by Mr Ross; a more holistic set of ITA matters recommended by Mr Metherell and supported by Mr Carr; and he maintained his position that it is appropriate to include ODP narrative that requires the listed plans and assessments to be approved as prerequisites to satisfying proposed treatment LFRZ-REQ7 to inform future resource consent process.

---

<sup>105</sup> Section 42A Report 28 February 2025 at para [9.1].

<sup>106</sup> Joint Witness Statement – Planning 20 March 2025 at para [14].

324. He acknowledged that the prerequisites duplicate existing POSDP provisions but considered there is a subtle difference in requiring plans to be provided and approved at the time a resource consent is lodged as requested versus relying on the general matters of control or discretion. He advised that this is because CMUZ-MAT3 does not specifically require a landscape management plan, CPTED assessment or ITA to be submitted and approved by SDC.
325. He appreciated that it is likely that a Mitre10 application would include the plans as a matter of course but was mindful that a future resource consent could be processed on a non-notified basis and so was unlikely to have the same level of scrutiny as the PAK'nSAVE resource consent if the rezoning is successful. He was not concerned that the inclusion of the ODP narrative would unnecessarily clutter the Plan as suggested by the Proponent and that was because the remaining amendments sought relate solely to a site specific ODP that already contains a high level of detail. He acknowledged that a full ITA is likely to be required under TRAN-R8 but considered that the suggested amended ODP narrative would complement those general requirements to ensure a comprehensive site specific ITA is provided.
326. In his updated Summary of Key Points 20 March 2025, Mr Friedel considered it appropriate to acknowledge that the Proponent has accepted most of the more critical amendments contained in the officer report which in turn addresses the related uncertainties and concerns expressed in his evidence. These included: CMUZ-MAT3 Urban Design Matters – building design; LFRZ-R4 – Food and Beverage number and GFA restrictions; LFRZ-REQ4 Setbacks – 20m setback.
327. Mr Friedel remained concerned that the absence of the recommended prerequisites in PREC13 ODP presented a risk.

#### Assessment

328. In terms of the prerequisites, I have considered those carefully. Potentially they create a degree of complexity but in the circumstances, and considering the Proposal overall, in my view they are appropriate and they add to a certainty of assessment.
329. Ms Booker addressed this in her reply and confirmed Foodstuffs remained opposed to the additions proposed in Table 1 LFRZ-SCHED1. She submitted the matters were simply not necessary. She further submitted that the proposed belts and braces approach taken creates confusion when applied given that there is already a direction and discretion to consider those matters.
330. I consider that in the context of the PPCR, they are appropriate in terms of s32. In my view they assist in providing a degree of certainty of outcomes, or at least a certainty of information. There do not appear to be any real costs and in my view they provide certainty in terms of outcomes.
331. I address this again briefly in the s32AA analysis.



Benefits and Costs

332. The s32 evaluation identified and addressed the benefits and costs of the plan change and identified four options as being:

Option 1 – do nothing (leave the site zoned as MRZ);

Option 2 – resource consent (apply for a resource consent to establish a trade retail/trade supply activity within the southern part of the site);

Option 3 – rezone the site to LFRZ with specific Precinct provisions as proposed (the preferred option); and

Option 4 – rezone the site to LFRZ without refinements to the existing POSDP provisions.

333. In terms of Option 1, the benefits were identified as the land remaining available for housing development on the southern 3ha of the site and that the zoning remained consistent with amenity outcomes for the locality. In terms of cost, it noted that the MRZ provisions are not generally supportive of the establishment of trade retail and trade supply and are regarded as a non-complying activity and likely consequences would be it would discourage developers pursuing the development of a large format trade retail store at the site with economic costs in terms of jobs and reduced retail diversity in the district. Again it noted that one of the benefits was that linkages between existing and future residential areas were maintained. The costs were identified as MRZ remaining inconsistent with the consented supermarket development, the POSDP had not delivered additional LFRZ land when there was a recognised shortage of sufficient business land capacity and that residents would continue to travel to Christchurch.

334. Again Option 2, seeking resource consent, the benefits were that a specific proposal could be assessed on its merits and that there was the ability to place specific controls on the development through consent conditions. It noted that in terms of costs, identified significant economic costs associated with a resource consent process and high degree of uncertainty and difficulty given the non-complying activity status and that such costs were unwarranted. It considered there would be less flexibility in developing the land and consent would be required of future owners if they were to alter uses beyond what is permitted in the district plan or consented.

335. Option 3, rezoning it with specific Precinct provisions, again the benefits there were identified as recognising the commercial environment established by the PAK'nSAVE, enabling an assessment of a specific development proposal for the resource consent process with more detail provided as part of the consent application, and provided additional business land and economic benefit to the developer from being able to develop it with some certainty. The costs were the removal of 3ha of potential housing and a reducing linkages between residential land to the east, noting that the PAK'nSAVE already did that. The other benefits included employment opportunities and contribution to the economy, increased diversity of retail offerings, in relation to transport movements, consistency with the consented PAK'nSAVE which would allow for future maintenance and upgrade works to proceed without unreasonable consenting requirements, and

a framework that enables development outcomes on the site while appropriately managing the amenity of adjoining residential zones.

336. Finally Option 4, rezoning the site with no refinement, provided similar benefits to Option 3, similar costs, but with reduced certainty of development outcome due to the nature and range of permitted activities, may reduce linkages, reduce scope to manage potential amenity effects, inconsistency with the terms of the PAK'nSAVE consent, may result in an outcome that does not protect adjacent residential amenity, and the framework allowing a development of retail activities in a manner that may adversely impact the Key Activity Centre network.
337. Option 3 was the preferred outcome. The assessment indicated that the costs of Options 1, 2 and 4 outweigh the benefits whereas with Option 3 the benefits outweigh the costs. It was considered the incorporation of the LFRZ rezoning, the proposed ODP and the recommended amendments to the POSDP provisions was the most efficient and effective means of achieving the objective of the proposed plan change being to recognise the commercial environment established by the consented PAK'nSAVE and enable the establishment of the intended trade retail and trade supply store. It noted that the provisions had been designed to ensure the development outcome enabled by the rezoning contributes to the diversity of retail offerings in the district and provides economic benefits, while appropriately maintaining compatibility with the amenity of the existing and anticipated residential environment in its surrounds.
338. The assessment identified risks of acting or not acting advising that the supporting technical evidence did not identify any fundamental risks and confirmed the suitability of the site for a large format supermarket and trade retail development.

#### Assessment

339. Overall, I consider the Proposal, with the changes to be discussed, is the most appropriate option. It has a number of significant benefits, particularly economic benefits and the opportunities for economic growth and employment. These matters have been addressed and considered above. The environmental costs have been appropriately considered and addressed throughout the process and by the inclusion of the amended provisions which enable a full assessment at consenting stage.

#### Risks of Acting or Not Acting

340. I am satisfied that I have sufficient information before me to identify the risks associated with acting or not acting. They have been considered and addressed in this Recommendation.

#### Section 32AA

341. Section 32AA requires a further evaluation of any changes that have been made to the Proposal since the evaluation report was completed. As I have discussed in this Recommendation, there are a number of changes proposed to the ODP and to the rules package. I have considered the benefits and costs of those, their efficiency and overall appropriateness.

342. As noted in my introductory comments, I sought, by way of Minute, clarification of the use of the word “adjacent” in proposed Policy LFRZ-P4.
343. I received a response by way of a Joint Witness Statement from Mr Friedel and Mr Allan dated 9 July 2025. This discussed the use of the word “adjacent”. The Joint Witness Statement provided explained that the intention of the word “adjacent” in the drafting of the policy was to acknowledge the residentially zoned land on the opposite side of Levi Road and Lincoln Rolleston Road, not just the residentially zoned land at 139 Levi Road which shares a common boundary with the variation site. It explains that was on the understanding that the term “adjacent” can refer to something being near or close by (but not necessarily touching), whereas the term “adjoining” refers to things being in contact or connected. It referred to the dictionary definitions. In the context that “adjacent” was used, residentially zoned land would include those properties to the east (139 Levi Road), the north along Levi Road and the west along Lincoln Rolleston Road of the site. They agreed that the POSDP definition of “adjoining” served the same purpose as the intended original drafting of the policy.
344. They agree that given “adjoining” is already defined as including land separated by a road and “adjacent” is not defined, that it was appropriate to replace “adjacent” with “adjoining”. The witnesses suggested some changes to CMUZ-MAT3.3 b. so that incorporated “adjoining” rather than “adjacent”.
345. I have carefully considered the matters raised in that response. I am grateful that it was dealt with in such a short timeframe. Having considered that, I am satisfied that the use of the word “adjacent” is appropriate. While that term is not defined, it may provide more flexibility in terms of assessment. For example, I have some concerns that in terms of residential houses to the west of the site, that is on the other side of Lincoln Rolleston Road, houses set one back from those directly fronting the Lincoln Rolleston Road may be potentially excluded by the use of the word “adjoining”. That is not, in my view, appropriate, nor is it what I understand to have been the intention. As noted earlier in this Recommendation, the LVA identified the receiving environment that is potentially affected by the PPCR as generally considered to be the neighbouring residences, public roads, and surrounding land within a 400m radius of the site.
346. The changes to CMUZ-MAT3 Urban design include the reference to the façade design that utilises varied materials and building modulation and applies appropriate extents and levels of corporate colour palettes to integrate the building into the adjacent residential environments is in my view appropriate. It may pose some minor costs but benefits outweigh those costs in my view by some degree.
347. The changes in relation to the food and beverage activities with limitation to one food and beverage activity in the precinct again may have some costs but are in my view entirely appropriate in terms of avoiding potential retail distribution effects.
348. Again the inclusion of a 20m minimum building set back from a road boundary and 10m from any internal boundary adjoining a residential zone may have some costs. Those changes are

however again appropriate in ensuring that the amenity and visual effects issues are appropriately dealt with.

349. In terms of the permitted activity prerequisites, again I consider those to be appropriate. They ensure that the relevant matters are addressed. In the context of this particular proposal, I consider they are appropriate. There is little in terms of costs as it is likely that it will be necessary for those documents to be provided in any event.
350. The changes in terms of the carpark trees and the provision for additional denser planting along the boundary adjacent to the outdoor storage areas again may have additional costs but are appropriate in addressing the identified amenity concerns and ensuring an appropriate assessment framework.
351. I have considered the change to the service access annotations and in general I agree there is no benefit from identifying such as indicative, given that is generally accepted in any event. However I do consider there are benefits in having the service access nearest to the Broadlands Drive extension marked as “indicative”. It enables the uncertainties around the location of the Broadlands Drive to be addressed.

#### Section 31

352. I consider that Variation 2 as proposed in the PPCR will assist in enabling additional business capacity and choice. Overall I consider it accords with and assists in achieving integrated management of effects. This is particularly so given the changes which have been incorporated

#### Part 2

353. Given the Proposal does not change any objectives which have recently been assessed and included, and minor changes to the policy framework, I am satisfied that the Proposal will ultimately achieve the purpose of the RMA. It has been comprehensively assessed through the evidence, reports and submissions, as outlined in this Recommendation.

#### **Overall Conclusion**

354. In terms of the ultimate objective of the plan change and whether it achieves the purpose of the RMA, I conclude that it does. I have considered all of the issues which have been identified in the body of this Recommendation and have considered all documents, evidence and submissions on this issue. I have considered all of the relevant statutory documents including the NPS-UD, the CRPS and the POSDP. In my view this Proposal provides development capacity and the effects identified by submitters have been appropriately considered and addressed by a framework which now enables that assessment. Overall I am satisfied that the objectives of the Proposal are the most appropriate way to achieve the purpose of the RMA and the objectives of the POSDP.

355. I note that I have endeavoured to ensure consistency with the POSDP and I anticipate that matters as to formatting and similar could be addressed without further reference to me.

**Recommendation**

356. For the reasons above, I **recommend** to the Selwyn District Council:

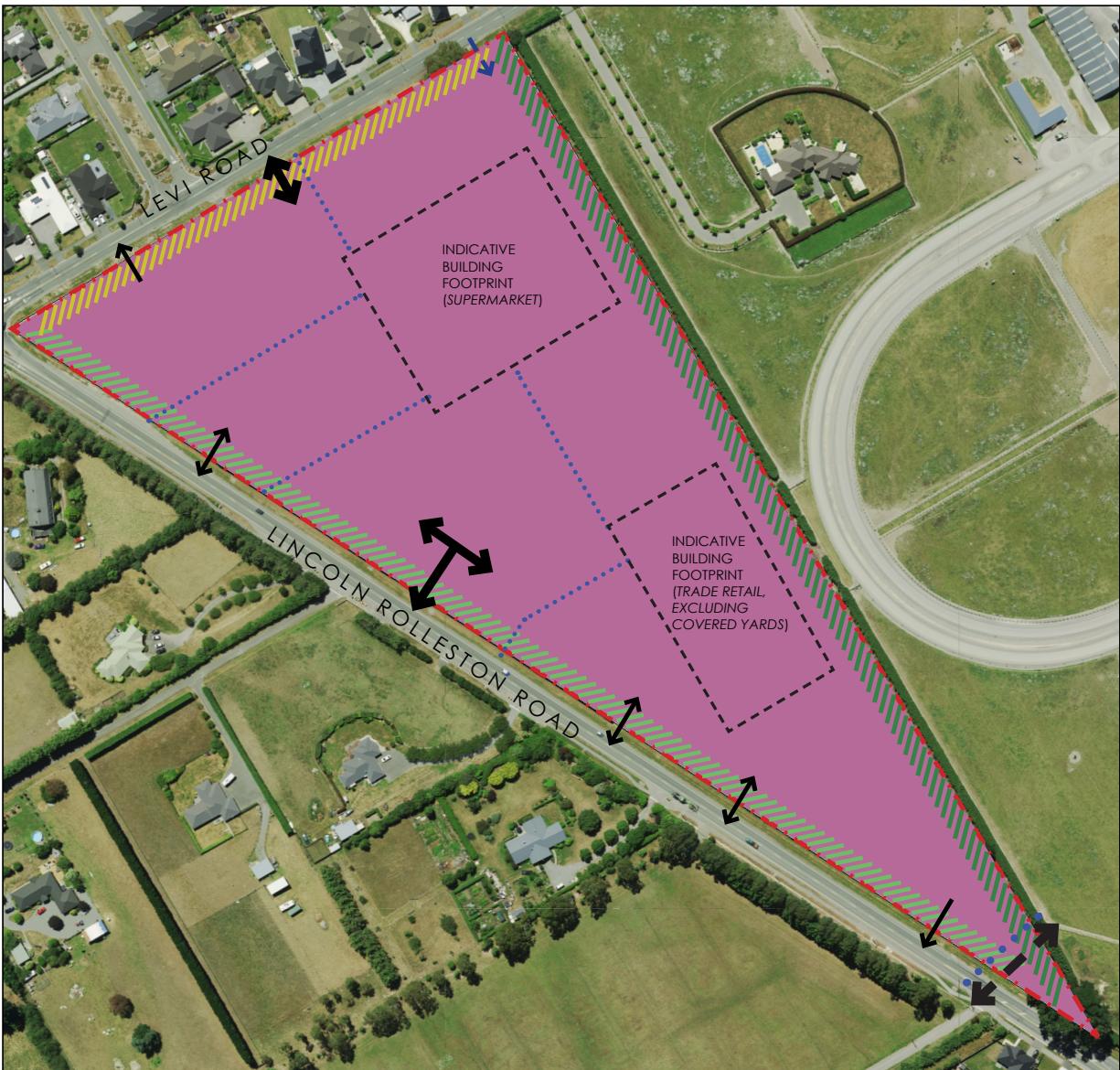
- (1) **Pursuant to Clause 10 of Schedule 1 of the Resource Management Act 1991 the Council Approves Variation 2 to the Partially Operative Selwyn District Plan as set out in Appendix A.**
- (2) **That for the reasons set out in the body of this Recommendation, and summarised in Appendix B, the Council either accept, accept in part or reject the submissions identified in Appendix B**

A handwritten signature in blue ink, reading "D Caldwell", is written over a horizontal line.

**David Caldwell**  
Hearing Commissioner

Dated: 15 July 2025

## LINCOLN ROLLESTON ROAD LARGE FORMAT RETAIL PRECINCT



|  |                                    |  |   |  |               |
|--|------------------------------------|--|---|--|---------------|
|  | PRINCIPAL ENTRANCE                 |  | INDICATIVE PEDESTRIAN CONNECTIVITY (INTERNAL)   |  | LFRZ (PREC13) |
|  | PRINCIPAL ENTRANCE WITH ROAD LINKS |  | INDICATIVE CYCLE / PEDESTRIAN ROUTE   |  | SITE BOUNDARY |
|  | SUPPLEMENTARY ENTRANCE             |  | 3M (MINIMUM) LANDSCAPE TREATMENT  |  |               |
|  | SUPERMARKET SERVICE ENTRANCE ONLY  |  | 5M (MINIMUM) LANDSCAPE TREATMENT  |  |               |
|  | FUTURE PRIMARY ROAD                |  | 10M LANDSCAPE TREATMENT AND ACOUSTIC TREATMENT (2M FENCE ON BOUNDARY AND 2.5M FENCE APPROX. 6M FROM BOUNDARY) |  |               |

**LANDSCAPING**

- Landscape planting shall be established in the landscape planting areas prior to the erection of any principal building on any site subject to LFRZ-SCHED1
- Tree planting within the car park areas of PREC13 shall be at a ratio of one tree per five car parks
- All trees to be planted within the car parking areas (excluding road frontage trees) shall be planted with a minimum uncompacted available soil volume based on the expected future size of the tree, as follows:
  - (i) Small tree (<7m in height): 5-15m³ (ii) Medium tree (7-15m in height): 20-40m³ (iii) Large tree (>15m in height): 40m³
- Uncompacted available soil volume' for the purpose of this rule means the volume of soil excluding aggregate should a structural soil mix be used.
- The landscaping shall consist of those species listed in APP4 along with the following additional species:

**GROUP A**

Alnus jorullensis - Mexican Alder.  
 Carpinus betulus - Hornbeam  
 Liriodendron tulipifera 'fastigiata' - Upright Tulip Tree  
 Platanus orientalis 'Autumn Glory' - Oriental Plane  
 Quercus coccinea - Scarlet Oak

**GROUP C**

Coprosma rugosa 'Lobster'  
 Corokia 'Geentys Green'  
 Pseudopanax lessonii - Houpara  
 Pseudowintera colorata - Horopito

**GROUP D**

Apodasmia similis - Oioi  
 Arthropodium cirratum - Rengarenga Lily  
 Astelia nervosa 'Westland'  
 Carex testacea - Speckled Sedge  
 Carex virgata - Pukio  
 Chionochloa flavicans - Snow Tussock  
 Chionochloa rubra Red Tussock  
 Brachyglottis greyii -  
 Dianella revoluta 'Little Rev'  
 Dianella tasmanica 'Tas Red'  
 Echinacea 'White Swan'

Eleocharis acuta - Sharp Spike Sedge  
 Gaura - Bee Blossom  
 Muehlenbeckia axillaris - Creeping Pohuehue

**RESOLUTION TO EXCLUDE THE PUBLIC****Recommended:**

*'That the public be excluded from the following proceedings of this meeting. The general subject matter to be considered while the public is excluded, the reason of passing this resolution in relation to the matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:*

| General subject of each matter to be considered |  | Reasons for passing this resolution in relation to each matter | Ground(s) under Section 48(1) for the passing of this resolution | Date information can be released   |
|---|--|--|--|--|
| 1.  | Minutes  | Good reason to withhold exists under Section                   | Section 48 (1) (a)   |  |
| 2.  | Lincoln Town Centre Upgrade                                  |  |  | agrees to the release of this award, resolution (b) into the public environment after the contract has been awarded. |
| 3.  | Selwyn Water Limited – Director Remuneration and Appointment |  |  |  |

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

|      |  |   |
|------|--|---|
| 1, 2 | (i) would disclose a trade secret; or<br><br>(ii) would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of this information | Section 7(2)(b)(i)<br><br>Section 7(2)(b)(ii) |
| 3    | enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).                      | Section 7(2)(i)                               |

2. that appropriate officers remain to provide advice to the Committee.'

Unuhia, unuhia  
Te pou, te pou  
Kia wātea, kia  
wātea  
Āe, kua wātea

Remove, uplift  
The posts  
In order to be  
free  
Yes, it has been  
cleared